I TRIED TO GET ALL THE
IMPORTANT STUFF IN THE DIGITAL FILE
BUT IT'S GETTING TOO BIG
SO GRAB THE
FOLDER AND FLASH DRIVE
IF YOU NEED TO DIG DEEPER.

YOU CAN PROBABLY TELL THAT
I THOUGHT THE CORRESPONDENCE
WAS IMPORTANT.

LAST I HEARD,
DOUCET WAS GOING TO SEND IT TO "LEGAL".
IN MY HUMBLE BUT CONSIDERED OPINION
IT WAS "LEGAL" THAT GOT US INTO THIS MESS
IN THE FIRST PLACE.

GOOD LUCK.

Stockton Services
247 Landing Road
Hampton, NH 03842
603 929-7404

Little Harbor Consulting
164 Walton Road
Newcastle, NH 03854

Statement 02/20/2023

Locus: Barn Realty, Inc. properties at
724 Lafayette Road, Hampton, NH 905A
931 Ocean Boulevard, Hampton, NH 905

Work to date:

Title and property history research to prepare for boundary survey and redevelopment planning for both properties, including Registry of Deeds, Town files (Planning, Building, DPW), John W Durgin files courtesy of Verra and Assoc., NHDOT project and Right of Way plans, and Stockton Services files. Preliminary recon, monument recovery, additional research needed, organization of materials, meeting with owners to review findings. (Registry, copy, travel expense included),

40+ hours @ $50/hr $2000.00

Balance due . . . . . $ 2000.00

Thank you.

Tocky

Stockton Services
247 Landing Road
Hampton, NH 03842
603 929-7404

Little Harbor Consulting
164 Walton Road
Newcastle, NH 03854

Statement 04/11/2023

Locus: Barn Realty, Inc
931 Ocean Boulevard, Hampton, NH

Work to date:

Boundary survey, lot stakeout,
Location of on and off-site existing conditions with 2' contour,
Preparation of plan suitable for recording.

Balance due . . . . . $ 4000.00

Thank you.

Tocky

Stockton Services
247 Landing Road
Hampton, NH 03842
603 765-8918

Barn Realty, Inc
c/o Attorney James Schulte

Statement 02/05/2025

Locus: Barn Realty, Inc
931 Ocean Boulevard, Hampton, NH

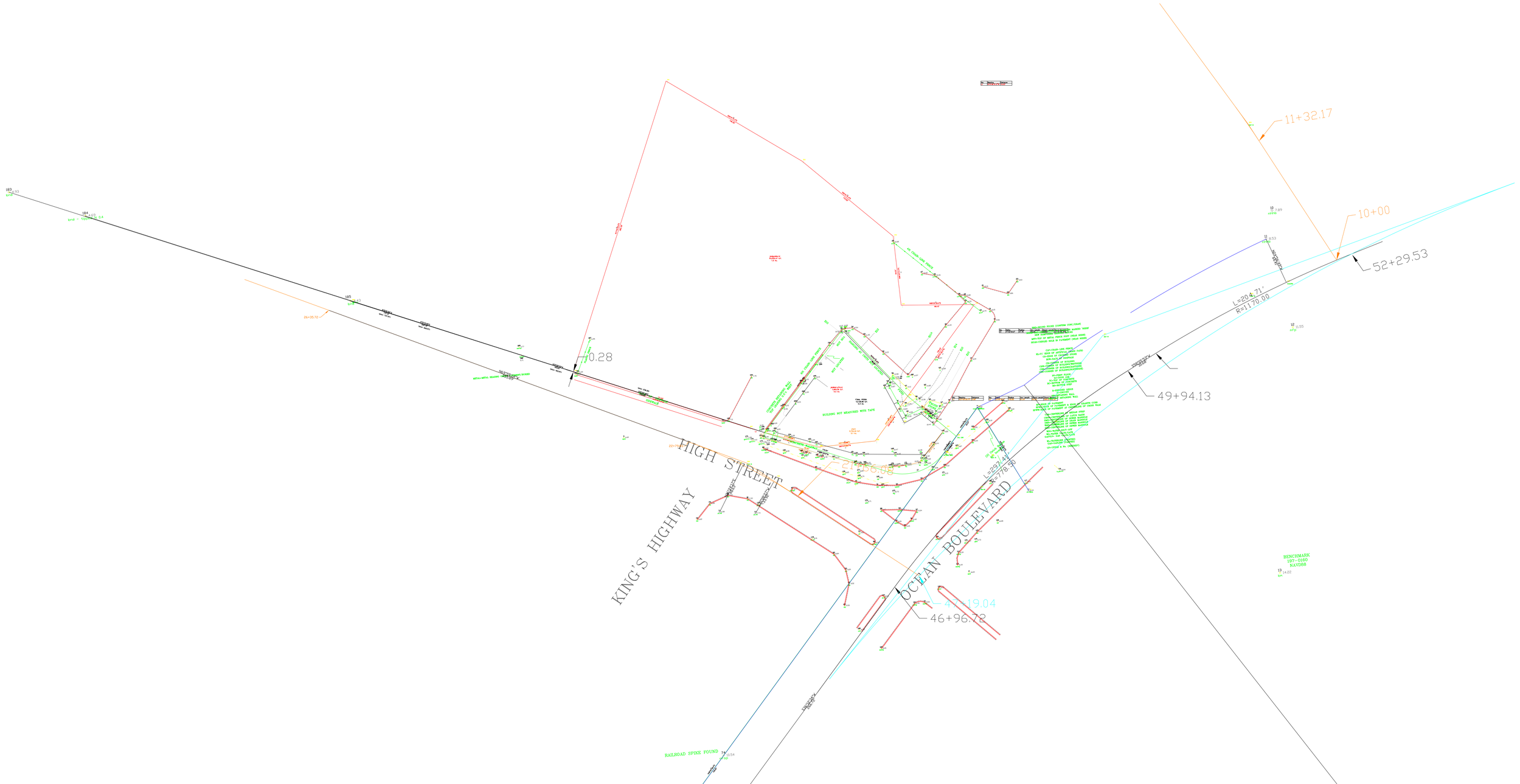
Per Attorney request:

Prepare recordable mylar, deliver to Registry of Deeds,
Pay recording fees, deliver Registry pdf (unacceptable at scale)
and full-sized pdf to Attorney Schulte via email.
No changes were made to the survey as delivered to engineer and
architect in 2023 both as pdf and CAD.

Balance due . . . . . $ 200.00

Thank you.

Tocky


HIGH STREET
KING'S HIGHWAY
OCEAN BOULEVARD
11+32.17
10+00
52+29.53
49+94.13
47+19.04
46+96.78
L=204.71'
R=1170.00
L=297.41'
R=278.50'
0.28
BENCHMARK
107-0180
NAVD88
RAILROAD SPIKE FOUND

Command= 210-
Point#, Start#-End# or G#= 1-800

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
		03-03-2025		08:46:52		D:...\BMHOME22	
		15.24	mns	1	50722.1625	100436.5348	
		10.65	sps	2	50523.1356	100467.0969	
		6.60	sps	3	50648.4829	100146.0899	
		7.89	nhhb	10	50859.6048	100748.7401	
		8.53	nhhb	11	50833.0950	100743.1543	
		11.55	mfp	12	50751.0843	100768.0746	
		14.22	bm	13	50522.7826	100756.1194	
		9.49	nhhb	14	50599.1575	100522.3957	
		9.80	ep	15	50665.1903	100437.1198	
		9.29	ep	16	50682.3716	100448.6312	
		9.39	ep	17	50721.2172	100468.9872	
		9.56	ep	18	50757.5609	100490.8917	
		10.15	ep	19	50767.0169	100486.4707	
		13.08	ep	20	50780.6064	100463.2538	
		12.10	ep	21	50788.7783	100479.8424	
		9.86	ep	22	50782.3692	100503.3177	
		9.53	ep	23	50794.7411	100511.8031	
		10.79	eclf	24	50765.8180	100477.9450	
		12.68	aclf	25	50830.2066	100396.3637	
		13.46	clfep	26	50799.2495	100435.2255	
		13.42	ep	27	50801.2521	100423.1270	
		13.35	clfep	28	50780.9550	100457.9455	
		13.33	ep	29	50774.6903	100463.8975	
		14.49	ep	30	50752.6775	100445.3749	
		14.87	cep	31	50706.4876	100410.2812	
		13.15	ep	32	50727.4424	100387.3037	
		11.45	ep	33	50743.5694	100369.7680	
		10.54	ep	34	50750.3947	100358.6292	
		10.11	ep	35	50748.6755	100348.5068	
		10.02	sign	36	50748.8711	100351.8432	
		10.32	cbw	37	50746.9803	100350.6874	
		10.21	cbn	38	50746.9845	100350.7588	
		13.56	cbn	39	50702.9023	100393.4124	
		13.61	cbe	40	50702.9511	100393.3475	
		13.75	cb	41	50681.5398	100400.7780	
		13.35	cb	42	50667.9397	100408.1804	
		12.24	cb	43	50670.6296	100422.7983	
		10.44	cb	44	50661.6832	100433.7085	
		10.35	tc	45	50669.6616	100431.4315	
		10.97	tc	46	50669.8103	100431.2076	
		10.98	tc	47	50671.5826	100428.9976	
		11.61	tc	48	50671.7120	100428.8869	
		11.62	tc	49	50673.3308	100426.5981	
		12.19	tc	50	50673.5959	100426.5478	
		12.20	tc	51	50675.8281	100423.6217	
		13.84	dj	52	50674.7557	100404.4541	

JOB #15 905 FINAL POINTS [800]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
		03-03-2025		08:46:52		D:...\BMHOME22	
		14.06	dj	53	50699.8712	100391.4609	
		13.87	tc	54	50695.6283	100393.0045	
		13.61	tc	55	50698.3925	100393.8568	
		13.58	el	56	50707.1598	100396.1026	
		14.11	el	57	50695.4181	100408.4498	
		14.53	el	58	50685.4981	100418.1564	
		14.34	el	59	50679.5198	100408.1771	
		12.81	x	60	50671.7976	100409.8751	
		13.36	x	61	50683.5517	100421.2267	
		14.85	g	62	50696.4085	100426.1836	
		14.68	x	63	50712.2569	100439.9629	
		14.97	x	64	50705.9717	100414.3583	
		14.01	cb	65	50695.8785	100388.4668	
		11.52	cs	66	50682.9801	100430.6601	
		9.68	cs	67	50680.1848	100441.8188	
		9.95	erw	68	50676.6387	100440.1627	
		9.99	erw	69	50667.8972	100433.6587	
		10.80	trw	70	50671.8845	100436.1601	
		9.32	hole_nhh	71	50676.7150	100474.8448	
		9.77	nhhb	72	50633.3746	100445.0756	
		9.81	nf	73	50560.0476	100365.0079	
		10.54	rrsp	74	50353.0770	100238.7678	
		11.33	mnf	75	50047.7436	100016.3083	
		6.58	nhhb	76	50579.3278	100235.0577	
		7.73	nhhb	77	50578.1121	100268.3607	
		6.62	ep	78	50572.3305	100214.1879	
		6.86	ep	79	50587.2672	100225.9882	
		7.10	ep	80	50594.9486	100242.9665	
		7.33	ep	81	50591.7249	100261.1998	
		8.84	ep	82	50540.3700	100341.4052	
		9.09	ep	83	50525.5365	100352.5320	
		9.51	ep	84	50512.6257	100355.5562	
		9.93	ep	85	50492.2093	100351.3594	
		9.53	eptgc	86	50550.6728	100378.9441	
		8.49	eptgc	87	50600.6122	100302.7342	
		7.52	epeg	88	50638.2345	100275.8175	
		7.96	ep	89	50619.9514	100324.8845	
		8.05	epwl	90	50606.8754	100362.1321	
		8.64	ep	91	50603.8727	100381.9161	
		8.80	epww	92	50603.9495	100400.0515	
		9.27	epww	93	50581.6578	100402.5194	
		9.26	epww	94	50570.3419	100399.5971	
		9.45	ep	95	50565.9051	100407.4561	
		9.42	epww	96	50572.1732	100413.6556	
		9.34	ep	97	50580.3856	100418.5081	
		9.17	ep	98	50581.3427	100385.3779	
		8.78	ep	99	50609.4255	100422.9596	
		9.12	ep	100	50622.0748	100444.3999	
		9.49	ep	101	50645.1636	100470.4829	
		9.60	epegwl	102	50674.7495	100504.5723	
		9.41	epeg	103	50681.9311	100498.5248	
		9.51	epeg	104	50657.7250	100470.6258	
		10.11	clm	105	50607.1345	100486.9736	
		9.86	eclm	106	50555.2330	100437.5982	
		10.31	eclm	107	50500.8374	100387.6472	
		10.74	clm	108	50469.8466	100364.9631	
		10.01	epeg	109	50452.5273	100385.4829	
		9.46	epeg	110	50494.3004	100416.3480	

JOB #15 905 FINAL POINTS [800]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
03-03-2025				08:46:52		D:...\BMHOME22	
		9.54	epeg	111	50495.3894	100425.8765	
		9.52	eclm	112	50508.9355	100439.2468	
		9.49	epeg	113	50529.9103	100456.3887	
		9.39	epeg	114	50541.4709	100457.2234	
		9.42	ep	115	50561.0084	100474.5638	
		10.24	hydrnt	116	50618.3008	100551.4664	
		9.04	cbsn	117	50607.3644	100519.8550	
		10.28	up	118	50570.5594	100493.5836	
		9.73	dmh	119	50553.0852	100473.4100	
		9.27	cbsn	120	50551.9525	100464.3301	
		9.15	smh	121	50614.9558	100443.2398	
		10.10	gas	122	50664.1171	100483.8989	
		9.87	gas	123	50640.0450	100455.7608	
		9.58	gas	124	50620.1016	100433.5809	
		8.73	wg	125	50597.9332	100397.0393	
		8.71	smh	126	50588.9896	100371.7667	
		8.85	wso	127	50617.1528	100364.2972	
		8.79	gas	128	50612.1064	100364.9148	
		8.93	gas	129	50603.9270	100386.7991	
		8.65	gas	130	50615.8359	100350.6401	
		8.40	gas	131	50631.1510	100312.2637	
		8.28	gas	132	50635.6235	100295.3010	
		7.59	gasvlv	133	50644.0030	100274.0063	
		7.43	gasvlv	134	50646.1335	100265.3566	
		7.28	gasvlv	135	50648.3346	100260.2602	
		7.26	cbsn	136	50635.8604	100278.7827	
		7.59	cbsn	137	50586.6692	100271.2765	
		8.16	cbsn	138	50554.6873	100321.4963	
		7.90	cbsn	139	50607.8652	100354.7272	
		8.86	up	140	50611.0822	100382.3012	
		7.92	up	141	50649.3749	100273.2551	
		9.11	cb	142	50653.7478	100285.6409	
		10.39	cb	143	50633.0201	100362.3658	
		10.32	cb	144	50631.0072	100425.3176	
		9.85	cb	145	50653.8084	100442.8794	
		10.41	ff	146	50642.8170	100434.1261	
		10.38	cb	147	50632.7357	100422.7828	
		10.47	dj	148	50637.0095	100395.8231	
		10.42	dj	149	50633.1088	100398.4499	
		10.50	dj	150	50633.1655	100369.1948	
		10.80	dj	151	50634.0129	100358.6146	
		11.09	dj	152	50643.1788	100325.1525	
		11.09	dj	153	50645.8979	100318.8740	
		11.06	dj	154	50650.1036	100300.2800	
		8.91	tc	155	50655.8862	100278.3520	
		8.99	tc	156	50648.8088	100276.0040	
		9.19	tc	157	50646.3365	100283.6047	
		9.80	tc	158	50645.9450	100285.5318	
		10.43	tc	159	50645.8286	100285.5239	
		10.42	tc	160	50645.4092	100287.1241	
		11.01	tc	161	50645.3164	100287.4483	
		11.03	tc	162	50633.4361	100328.9492	
		10.42	tc	163	50629.7870	100341.3032	
		10.35	tc	164	50624.4028	100361.0671	
		10.34	tc	165	50625.3615	100361.7122	
		10.33	tc	166	50624.7858	100370.3080	
		10.33	tc	167	50623.5719	100371.0638	
		10.25	tc	168	50621.9450	100393.5114	

JOB #15 905 FINAL POINTS [800]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
		03-03-2025		08:46:52		D:...\BMHOME22	
		10.26	tc	169	50622.1402	100395.6721	
		10.26	tc	170	50623.2762	100395.8152	
		10.25	tc	171	50624.0071	100408.2946	
		10.25	tc	172	50622.8632	100408.4387	
		10.26	tc	173	50624.0499	100421.1560	
		10.31	tc	174	50628.3267	100423.1047	
		9.62	epbc	175	50628.3374	100426.8552	
		9.65	epbc	176	50624.4222	100426.8878	
		9.56	ep	177	50622.5612	100401.9361	
		8.98	ep	178	50623.6415	100366.1191	
		8.78	epbs	179	50630.0556	100330.5965	
		8.73	epbs	180	50631.4069	100325.7994	
		8.60	epbs	181	50633.7903	100315.9171	
		8.44	epbs	182	50635.1651	100311.2582	
		9.86	bnd	183	50876.5455	99574.3819	
		4.69	bnd - ti	184	50854.7451	99645.5018	
		4.43	bnd	185	50775.3458	99892.1418	
		6.39	cf	186	50709.1577	100103.3444	
		6.95	fl	187	50739.8559	100114.5642	
		5.71	metal	188	50724.8401	100051.0706	
		4.77	metal	189	50732.7089	100048.6345	
		6.23	bsw	190	50707.0672	100101.4727	
		6.96	bsw	191	50663.4246	100238.4476	
		7.11	ep	192	50665.0882	100243.4821	
		7.75	ep	193	50705.4219	100264.7049	
		9.30	ep	194	50735.4702	100337.3149	
		8.39	ep	195	50656.2736	100277.9455	
		10.54	tw	196	50656.4213	100278.2681	
		10.46	tw	197	50676.9312	100293.2513	
		10.58	tw	198	50700.2166	100310.9958	
		10.41	cb	199	50704.5373	100323.6076	
		-0.00	up	200	50717.7369	100325.7915	
		9.95	g	201	50702.1384	100313.2128	
		11.09	dj	202	50690.3185	100313.1482	
		10.31	g	203	50681.2291	100305.8015	
		9.90	g	204	50677.9760	100294.9162	
		9.20	g	205	50660.4036	100281.9801	
		9.29	g	206	50655.8943	100286.9461	
			.	220	50649.7623	100455.0754	
			.	228	50616.9131	100390.7298	
			.	229	50634.2971	100443.8040	
			.	245	50662.4274	100405.2073	
			.	305	50645.3329	100379.9272	
			.	306	50639.6118	100327.3375	
			.	316	50686.9530	100409.9794	
			.	318	50653.2211	100276.7642	
			.	319	50657.7417	100445.3844	
			.	320	50625.6215	100420.7157	
			.	321	50624.9411	100359.8886	
			.	322	50648.5986	100273.2609	
			.	325	50653.1445	100276.8095	
			.	607	50749.7873	100349.9505	
			.	608	50686.9549	100409.9776	
		10.41	rrspkset	609	50649.7630	100455.0695	
		9.74	rrspkset	610	50634.3123	100443.7764	
		9.22	rrspkset	611	50616.9361	100390.7063	
		8.44	rrspkset	612	50653.1605	100276.8087	
		8.25	sign	613	50644.9669	100284.5758	

JOB #15 905 FINAL POINTS [800]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------03-03-2025-----08:46:52----------D:...\BMHOME22							
		9.08	sign	614	50610.3318	100390.6705	
			rbs	615	50686.9636	100410.0046	
			rrspkset	616	50749.8007	100349.9357	
		9.48	cbasin	617	50624.6595	100500.5201	
		9.33	cbasin	618	50650.1885	100477.6658	
		9.77	signpst	619	50657.9014	100446.8926	
		10.47	tc	620	50657.8477	100445.5810	

Point#, Start#-End# or G#= 4-

Gmail Stockton Services <stockton752@gmail.com>

Barn Realty

5 messages

Stockton Services <stockton752@gmail.com> Thu, Mar 23, 2023 at 3:02 PM
To: Henry Boyd <hboyd@mei-nh.com>

Henry,
I didn't even know you had done this (attached) until I was well into it.
Field work has been done again and monuments and lack thereof are making things difficult.
Any chance you could share your coordinate file with me?
The railroad spike is paved over and not on our property, and as you know the state plans are pretty un-decipherable.
I actually do not agree with your determination of Ocean Blvd sideline and am happy to explain if you want, but I can't get onto your stuff properly without a little help.
If nothing else, I'm hoping you can give me coordinates for the 3 points I have circled and the northerly lot corner if you found or set a monument, which I can't exactly tell from the plan....
It has been paved over again there, too.
Your plan is attached with markings.
Please and thank you if you can help.
Hope you are doing OK.
Tocky

--
"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 929-7404

Scan_20230323.jpg
1705K

Henry Boyd <hboyd@mei-nh.com> Thu, Mar 23, 2023 at 5:47 PM
To: Stockton Services <stockton752@gmail.com>

Tocky,

Can you call me on Tuesday? I am out until then.

H
[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Thu, Mar 23, 2023 at 7:41 PM
To: Henry Boyd <hboyd@mei-nh.com>

Hope you're on vacation and not dealing with problems.
Will do.
T
[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Tue, Mar 28, 2023 at 7:46 AM
To: Henry Boyd <hboyd@mei-nh.com>

Henry,
Not sure when you want me to call... if you've been away, you are probably swamped.
My request is all about monument locations, the rest I can explain at your convenience.
I'm attaching the title block if you decide you can just share the point file and we can talk later...?
Assuming I will see you Friday at Remicks.
see attached and thanks I hope.
Tocky
PS FYI I did not get this work directly from the Schaakes (hence me not knowing you had done the lot already)

[Quoted text hidden]

Henry request.pdf
13104K

Henry Boyd <hboyd@mei-nh.com> Tue, Mar 28, 2023 at 8:55 AM
To: Stockton Services <stockton752@gmail.com>

Tocky,

I'm sorry. Can you please call me tomorrow at 8AM. I am jammed up again today.

Thanks,

H

From: Stockton Services <stockton752@gmail.com>
Sent: Tuesday, March 28, 2023 7:46 AM
To: Henry Boyd <hboyd@mei-nh.com>
Subject: Re: Barn Realty

[Quoted text hidden]

Gmail Stockton Services <stockton752@gmail.com>

Barn Realty

6 messages

Henry Boyd <hboyd@mei-nh.com> Wed, Mar 29, 2023 at 7:58 AM
To: Stockton Services <stockton752@gmail.com>

Hi Tocky,

Here you go. I have to take my wife to the hospital today so I don't have time to speak with you, but this is about all that I have on this corner.

I hope it helps. I also hope that you are doing well, I will see you on Friday.

God bless you.

H

E151714-Bfortocky.dwg
2445K

Stockton Services <stockton752@gmail.com> Wed, Mar 29, 2023 at 8:19 AM
To: Henry Boyd <hboyd@mei-nh.com>

Thank you, Henry
I'm sure this is what I need and sorry for the inconvenience.
Hope your Mrs is ok.
T

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Sat, Apr 1, 2023 at 11:02 AM
To: Henry Boyd <hboyd@mei-nh.com>

Hi.
Missed you yesterday. I went early.
I need to go over my survey for 931 Ocean with you.
I have held your points for the interior corners but have different conclusions for the street lines.
I have only agreed to do the boundary/existing conditions and am not interested in any variance or permitting stuff, which I hope the Schaakes would come back to you for,
but regardless, I want to be on the same page with you before I deliver anything.
Can we meet? or do you want me to try to explain it by email?
I know you are swamped and dealing with personal stuff, too, so let me know the best way.
Tocky

[Quoted text hidden]

--

"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 929-7404

Henry Boyd <hboyd@mei-nh.com> Mon, Apr 3, 2023 at 7:18 AM
To: Stockton Services <stockton752@gmail.com>

Hi Tocky,

Yes, I was disappointed that I didn't get to see you. I thought I was pretty early. I did get to see and talk to Jim V.

Can you email me what you have? Then maybe later in the week we can meet for coffee and talk, that would be nice.

H

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Mon, Apr 3, 2023 at 7:34 AM
To: Henry Boyd <hboyd@mei-nh.com>

Let me do some more work on the plan today. I'll send you something this afternoon.
Thanks,
T

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Mon, Apr 3, 2023 at 5:29 PM
To: Henry Boyd <hboyd@mei-nh.com>

I NEED ANOTHER DAY BUT HERE'S THE GIST OF IT.
MAYBE YOU DIDN'T ACTUALLY DO A SURVEY FOR THEM ANYWAY....?
TIRED.... YOU, TOO, I BET....
SEE ATTACHED (OR WAIT UNTIL THE NEXT EMAIL IF YOU WANT)
T

[Quoted text hidden]

---

905 PROGRESS TO HENRY 04-03-23.pdf
177K

Gmail Stockton Services <stockton752@gmail.com>

931 OCEAN BOULEVARD

5 messages

Stockton Services <stockton752@gmail.com> Mon, Apr 10, 2023 at 9:25 AM
To: plandsurv <plandsurv@comcast.net>, Henry Boyd <hboyd@mei-nh.com>, James Verra <jamesv@jvasurveyors.com>
Bcc: Matthew Taylor <littleharborconsulting@gmail.com>

Gentlemen,
Before I finalize this plan, I am sending my final Check Plot to my fellow surveyor who made this possible and to the other two (thankfully still living) surveyors from whose earlier conclusions I have most respectfully deviated.
A perfect job to galvanize my resolve to stop trying to produce surveys.....
Pete, I have a couple of questions and you may find some errors.
Henry and Jim, I hopefully have a couple of good answers for you as to why I ended up re-inventing the wheel. (Actually, what I really hope is that the answers are evident on the plan).
Thanks to all 3 of you for your help, your files, your trust, and your kindness to me, seriously....
see attached. I welcome anything you have to say.
Tocky

--
"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 929-7404

905 CHECK PLOT 04-10-23.pdf
437K

Henry Boyd <hboyd@mei-nh.com> Mon, Apr 10, 2023 at 9:49 AM
To: Stockton Services <stockton752@gmail.com>, plandsurv <plandsurv@comcast.net>, James Verra <jamesv@jvasurveyors.com>

Tocky,

I am printing this now and review it as soon as I can.

H

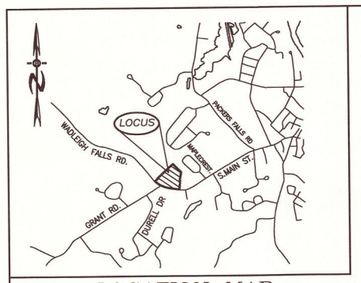
[Quoted text hidden]

Matthew Taylor <littleharborconsulting@gmail.com> Mon, Apr 10, 2023 at 9:49 AM
To: Stockton Services <stockton752@gmail.com>

Nicely worded.

Matt Taylor
Little Harbor Consulting, LLC

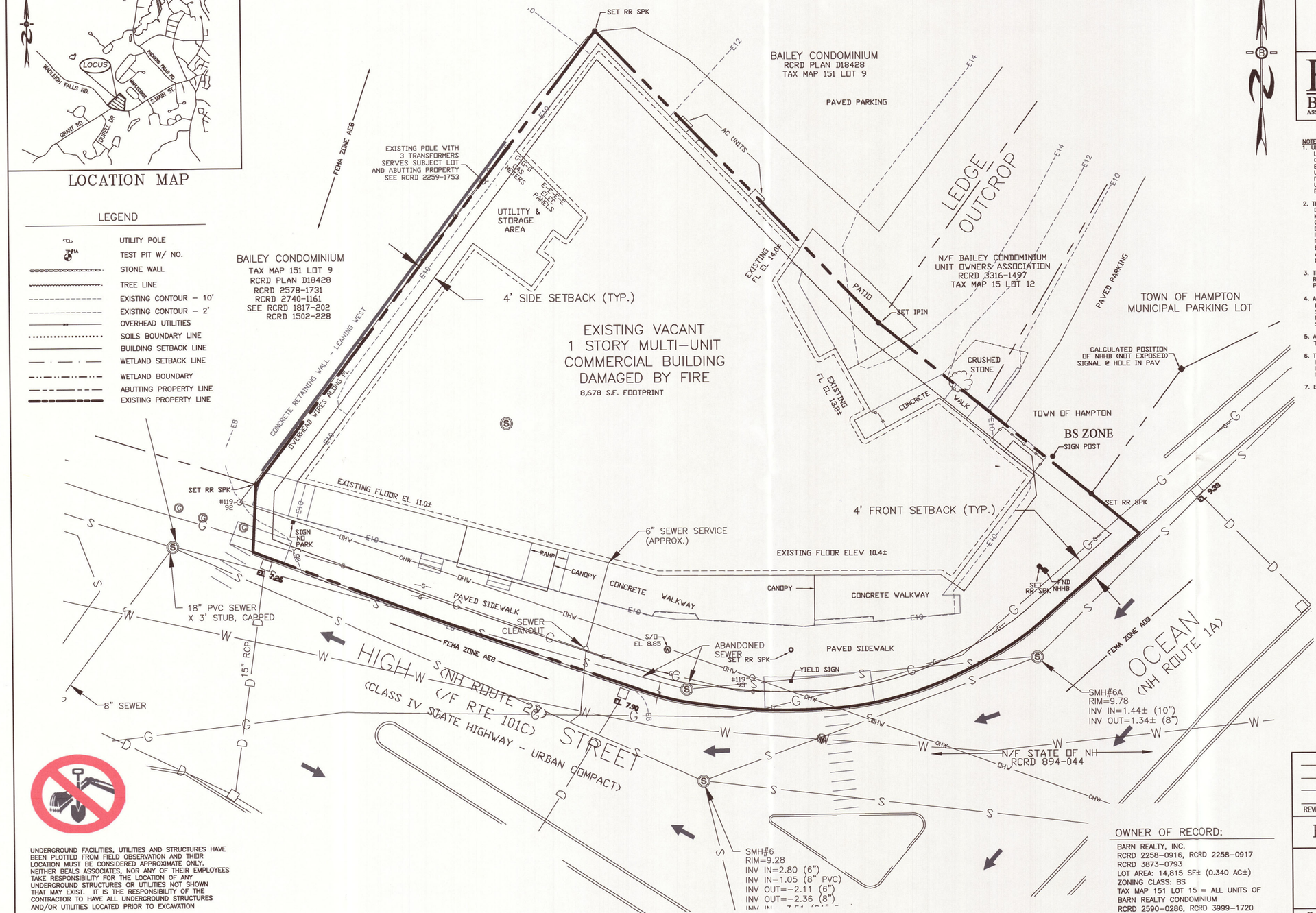
EXISTING CONDITIONS PLAN PROVIDED WITH APPLICATION



LOCATION MAP

LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR – 10'
- EXISTING CONTOUR – 2'
- OVERHEAD UTILITIES
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- WETLAND SETBACK LINE
- WETLAND BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE



UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION

WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).

PREPARED FOR:
BARN REALTY, INC.
931 OCEAN BOULEVARD
TAX MAP 151 LOT 15
HAMPTON, NH

BA BEALS ASSOCIATES, PLLC
70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX. 603-583-4863

NOTES
1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE
2. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL REVIEW BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
3. THE INTENT OF THIS PROPOSAL CONSISTS OF A PROPOSED 6-UNIT RESIDENTIAL CONDOMINIUM, RETAIL SPACE, RESTAURANT AND ASSOCIATED PARKING.
4. ALL SNOW SHALL BE STORED IN THE AREA(S) OFF PAVEMENT & PARKING AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.
5. ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES.
6. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
7. BOUNDARY IS AS DESCRIBED IN RCRD 3873-0793

ZONING REQUIREMENTS

ZONE: BS

MIN. LOT SIZE =	5,000 S.F.
MIN. FRONTAGE =	20'
MAX. HEIGHT =	50'
BUILDING SETBACKS:	
FRONT	4'
SIDE & REAR	4'
MIN. S.F./DWELLING UNIT	330 S.F.
MAX. DWELLING UNITS PER BUILDING	N/A
MAX. IMPERVIOUS LOT COVERAGE	75%

OWNER OF RECORD:
BARN REALTY, INC.
RCRD 2258-0916, RCRD 2258-0917
RCRD 3873-0793
LOT AREA: 14,815 SF± (0.340 AC±)
ZONING CLASS: BS
TAX MAP 151 LOT 15 = ALL UNITS OF BARN REALTY CONDOMINIUM
RCRD 2590-0286, RCRD 3999-1720

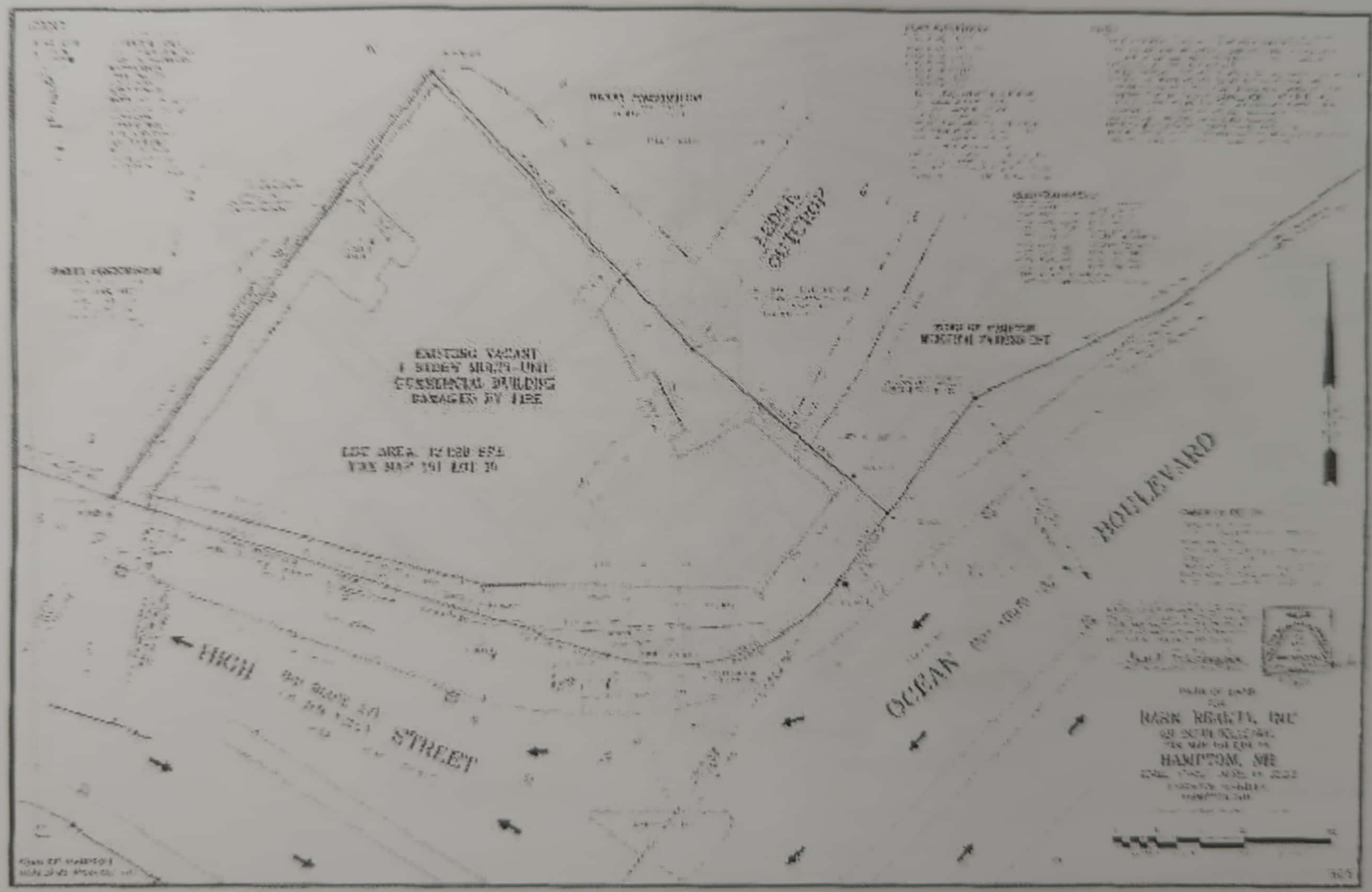
REVISIONS:	DATE:

EXISTING CONDITIONS PLAN

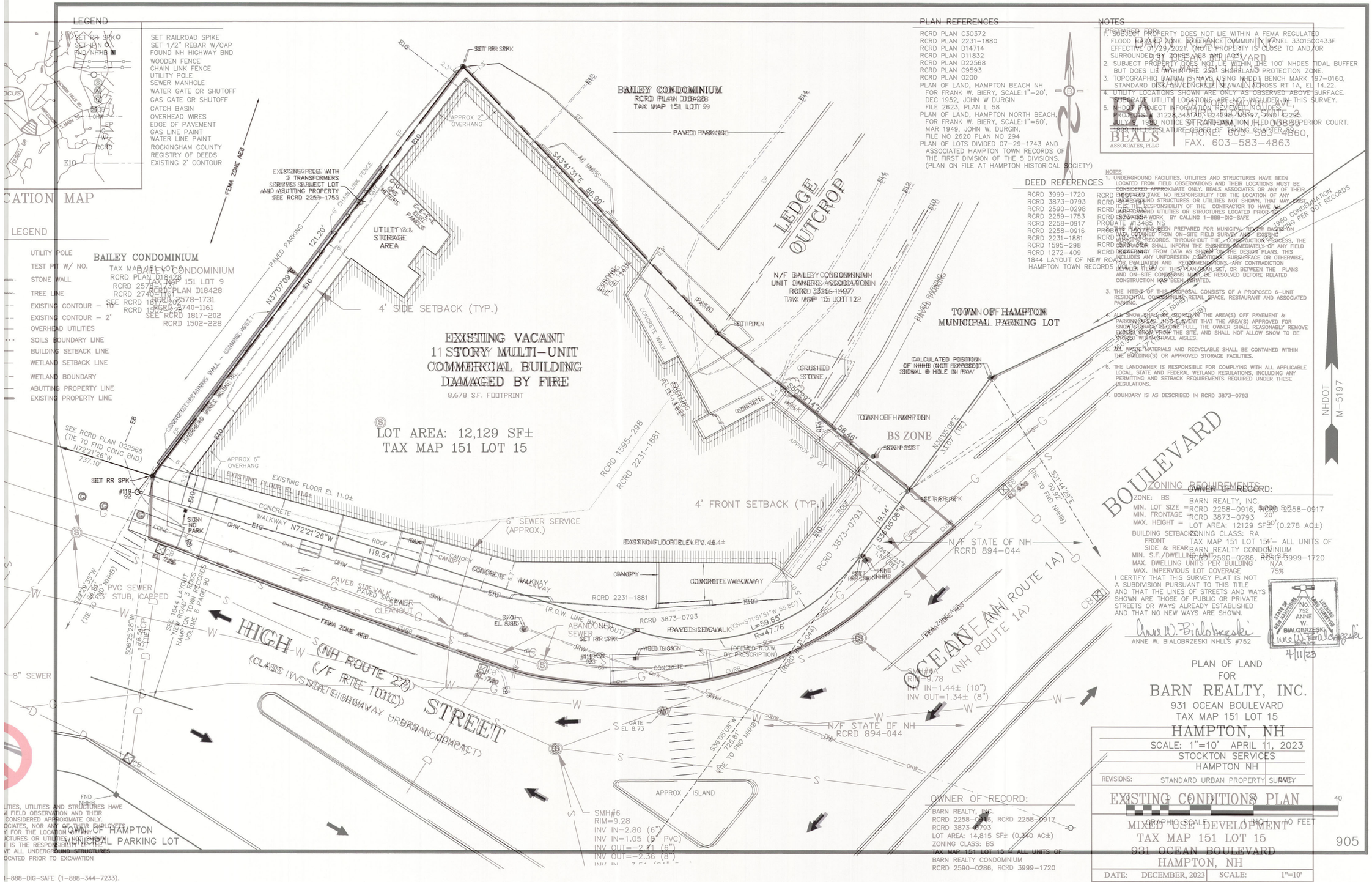
MIXED USE DEVELOPMENT
TAX MAP 151 LOT 15
931 OCEAN BOULEVARD
HAMPTON, NH

DATE:	DECEMBER, 2023	SCALE:	1"=10'
PROJ. NO:	NH-1502	SHEET NO.	1

SURVEY PLAN PROVIDED WITH APPLICATION



OVERLAY OF PLANS ON PAGES 1 AND 2


LEGEND
SET RR SPK
SET 1/2" REBAR W/CAP
FND NH HIGHWAY BND
WOODEN FENCE
CHAIN LINK FENCE
UTILITY POLE
SEWER MANHOLE
WATER GATE OR SHUTOFF
GAS GATE OR SHUTOFF
CATCH BASIN
OVERHEAD WIRES
EDGE OF PAVEMENT
GAS LINE PAINT
WATER LINE PAINT
ROCKINGHAM COUNTY REGISTRY OF DEEDS
EXISTING 2' CONTOUR
CATION MAP
LEGEND
UTILITY POLE
TEST PIT W/ NO.
STONE WALL
TREE LINE
EXISTING CONTOUR – 10'
EXISTING CONTOUR – 2'
OVERHEAD UTILITIES
SOILS BOUNDARY LINE
BUILDING SETBACK LINE
WETLAND SETBACK LINE
WETLAND BOUNDARY
ABUTTING PROPERTY LINE
EXISTING PROPERTY LINE
BAILEY CONDOMINIUM
TAX MAP 151 LOT 9
RCRD PLAN D18428
RCRD 2578–1731
RCRD 2740–1161
SEE RCRD 1817–202
RCRD 1502–228
BAILEY CONDOMINIUM
RCRD PLAN D18428
TAX MAP 151 LOT 99
PAVED PARKING
4' SIDE SETBACK (TYP.)
EXISTING VACANT
11 STORY MULTI–UNIT
COMMERCIAL BUILDING
DAMAGED BY FIRE
8,678 S.F. FOOTPRINT
LOT AREA: 12,129 SF±
TAX MAP 151 LOT 15
4' FRONT SETBACK (TYP.)
APPROX 2" OVERHANG
APPROX 6" OVERHANG
EXISTING FLOOR EL 11.0±
EXISTING FLOOR EL 11.6±
EXISTING FLOOR EL 10.4±
SET RR SPK
#119 92
#119 93
FEMA ZONE AE8
EXISTING POLE WITH 3 TRANSFORMERS SERVICES SUBJECT LOT AND ABUTTING PROPERTY SEE RCRD 2258–1753
6' CHAIN LINK FENCE
CONC
CTOS & GAS METERS
ELECTRIC PANELS
UTILITY & STORAGE AREA
EXISTING FIRE MAIN
PATIO
CONCRETE WALK
SETTIPIN
CRUSHED STONE
EXISTING FIRE MAIN
CONCRETE WALK
CONCRETE RETAINING WALL – LEANING WEST
OVERHEAD WIRES ALONG R.O.W.
SEE RCRD PLAN D22568 (TIE TO FND CONC BND) N72°21'26"W 737.10'
N37°07'09"E
121.20'
S43°41'31"E 86.90'
AC UNITS
LEDGE OUTCROP
N/F BAILEY CONDOMINIUM UNIT OWNERS ASSOCIATION RCRD 3366–1497 TAX MAP 151 LOT 122
PAVED PARKING
TOWN OF HAMPTON MUNICIPAL PARKING LOT
(CALCULATED POSITION OF NHHB (NOT EXPOSED) SIGNAL @ HOLE IN PAV)
TOWN OF HAMPTON
BS ZONE
SIGN POST
S50°09'14"E 58.46'
N35°05'08"E 33.07' (TIE)
S71°44'28"E 80.97' (TIE TO FND NHHB)
SEE RCRD PLAN D22568 (TIE TO FND CONC BND) N72°21'26"W 737.10'
SET RR SPK
#119 92
EXISTING FLOOR EL 11.0±
EXISTING FLOOR EL 11.6±
CONCRETE WALKWAY N72°21'26"W
119.54'
SIGN NO PARK
OHW
E10
ROOF
RAMP
CANOPY
CONCRETE WALKWAY
EXISTING FLOOR EL 10.4±
RCRD 2231–1881
RCRD 3873–0793
PAVED SIDEWALK
PAVED SIDEWALK
CLEANOUT
FEMA ZONE AE8
(R.O.W. LINE BY ONLY) ABANDONED SEWER
SET RR SPK
#119 93
(DEEMED R.O.W. BY PRESCRIPTION)
CB EL 7.20
CB EL 7.25
GATE EL 8.73
S06°25'28"W 126.31' (TIE TO CMP)
S29°26'35"W 62.60' (TIE TO FND NHHB)
8" SEWER
PVC SEWER STUB, ICAPPED
SEE 1844 LAYOUT NEW ROAD 3 ROADS HAMPTON TOWN RECORDS VOLUME 6 PAGE 90
HIGH STREET (NH ROUTE 27) (C/F RTE 101C)
(CLASS IVS STATE HIGHWAY URBAN ARTERIAL)
TOWN OF HAMPTON MUNICIPAL PARKING LOT
APPROX ISLAND
SMH#6 RIM=9.28 INV IN=2.80 (6") INV IN=1.05 (8" PVC) INV OUT=–2.71 (6") INV OUT=–2.36 (8")
SMH#8A RIM=9.78 INV IN=1.44± (10") INV OUT=1.34± (8")
OCEAN BOULEVARD (NH ROUTE 1A)
N/F STATE OF NH RCRD 894–044
S38°05'08"W 72.51' (TIE TO FND NHHB)
S36°05'08"W 19.14'
FND NHHB
SET RR SPK
CURB
CB
SIGN
PLAN REFERENCES
RCRD PLAN C30372
RCRD PLAN 2231–1880
RCRD PLAN D14714
RCRD PLAN D11832
RCRD PLAN D22568
RCRD PLAN G9593
RCRD PLAN 0200
PLAN OF LAND, HAMPTON BEACH NH FOR FRANK W. BIERY, SCALE: 1"=20', DEC 1952, JOHN W DURGIN FILE 2623, PLAN L 58
PLAN OF LAND, HAMPTON NORTH BEACH, FOR FRANK W. BIERY, SCALE: 1"=60', MAR 1949, JOHN W, DURGIN, FILE NO 2620 PLAN NO 294
PLAN OF LOTS DIVIDED 07–29–1743 AND ASSOCIATED HAMPTON TOWN RECORDS OF THE FIRST DIVISION OF THE 5 DIVISIONS. (PLAN ON FILE AT HAMPTON HISTORICAL SOCIETY)
DEED REFERENCES
RCRD 3999–1720
RCRD 3873–0793
RCRD 2590–0298
RCRD 2259–1753
RCRD 2258–0917
RCRD 2258–0916
RCRD 2231–1881
RCRD 1595–298
RCRD 1272–409
1844 LAYOUT OF NEW ROAD 3 ROADS HAMPTON TOWN RECORDS
NOTES
1. SUBJECT PROPERTY DOES NOT LIE WITHIN A FEMA REGULATED FLOOD HAZARD ZONE. REFERENCE COMMUNITY PANEL 33015C0433F EFFECTIVE 01/29/2021. (NOTE PROPERTY IS CLOSE TO AND/OR SURROUNDED BY ZONES AE8 AND AO3)
2. SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100' NHDES TIDAL BUFFER BUT DOES LIE WITHIN THE 250' SHORELAND PROTECTION ZONE.
3. TOPOGRAPHIC DATUM IS NAVD USING NHDOT BENCH MARK 197–0160, STANDARD DISK/BRASS/CONCRETE SEAWALL/CROSS RT 1A, EL 14.22.
4. UTILITY LOCATIONS SHOWN ARE ONLY AS OBSERVED ABOVE SURFACE. SUBGRADE UTILITY LOCATIONS ARE NOT INCLUDED IN THIS SURVEY.
5. NHDOT PROJECT INFORMATION REVIEWED INCLUDES: – PROJECTS – # 31228,34174U, 024238, 04197, AND 42285. JULY 9, 1980 NOTICE OF CONDEMNATION FILED WITH SUPERIOR COURT. 1999 NH LEGISLATURE ORDER OF TAKING CHAPTER 48
NOTES
1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1–888–DIG–SAFE (1–888–344–7233).
2. THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL REVIEW BASED ON DATA OBTAINED FROM ON–SITE FIELD SURVEY AND EXISTING LAND RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD OBSERVATIONS THAT VARY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITION, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON–SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
3. THE INTENT OF THIS PROPOSAL CONSISTS OF A PROPOSED 6–UNIT RESIDENTIAL CONDOMINIUM, RETAIL SPACE, RESTAURANT AND ASSOCIATED PARKING.
4. ALL SNOW STORAGE SHOWN ON THE AREA(S) OFF PAVEMENT & PARKING AREAS. NOTE THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN GRAVEL AISLES.
5. ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES.
6. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
7. BOUNDARY IS AS DESCRIBED IN RCRD 3873–0793
NHDOT M–5197
OWNER OF RECORD:
BARN REALTY, INC.
RCRD 2258–0916, RCRD 2258–0917
RCRD 3873–0793
LOT AREA: 14,815 SF± (0.340 AC±)
ZONING CLASS: BS
TAX MAP 151 LOT 15 = ALL UNITS OF BARN REALTY CONDOMINIUM
RCRD 2590–0286, RCRD 3999–1720
ZONING REQUIREMENTS
ZONE: BS
MIN. LOT SIZE = 10,000 SF
MIN. FRONTAGE = 20'
MAX. HEIGHT = 40'
BUILDING SETBACKS
FRONT = 4'
SIDE & REAR = 4'
MIN. S.F./DWELLING UNIT = 750
MAX. DWELLING UNITS PER BUILDING = N/A
MAX. IMPERVIOUS LOT COVERAGE = 75%
OWNER OF RECORD:
BARN REALTY, INC.
RCRD 2258–0916, RCRD 2258–0917
RCRD 3873–0793
LOT AREA: 12129 SF± (0.278 AC±)
ZONING CLASS: RA
TAX MAP 151 LOT 15 = ALL UNITS OF BARN REALTY CONDOMINIUM
RCRD 2590–0286, RCRD 3999–1720
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
ANNE W. BIALOBRZESKI NHLLS #752
BIALOBRZESKI No. 752 ANNE W. LAND SURVEYOR
4/11/23
PLAN OF LAND
FOR
BARN REALTY, INC.
931 OCEAN BOULEVARD
TAX MAP 151 LOT 15
HAMPTON, NH
SCALE: 1"=10' APRIL 11, 2023
STOCKTON SERVICES
HAMPTON NH
REVISIONS: STANDARD URBAN PROPERTY SURVEY DATE
EXISTING CONDITIONS PLAN
GRAPHIC SCALE 1 INCH = 10 FEET
MIXED USE DEVELOPMENT
TAX MAP 151 LOT 15
931 OCEAN BOULEVARD
HAMPTON, NH
DATE: DECEMBER, 2023
SCALE: 1"=10'
PROJ. NO: NH-1502
SHEET NO. 1
905
BEALS ASSOCIATES, PLLC
PHONE: 603–964–4560
FAX. 603–583–4863

931 Ocean Blvd Application Discrepancy.pdf

5 messages

Stockton Services <stockton752@gmail.com> Fri, Jun 7, 2024 at 7:35 AM
To: Christian Smith <CSmith@bealsassociates.com>

Christian,
See attached.
Who is responsible for this?
Tocky

931 Ocean Blvd Application Discrepancy.pdf
4202K

Christian Smith <csmith@bealsassociates.com> Mon, Jun 10, 2024 at 8:30 AM
To: Stockton Services <stockton752@gmail.com>

Good morning Tocky, the attorneys for the applicants (Bruton & Berube out of Dover) have conducted additional research and are actively corresponding with NHDOT & the Town regarding the legal description in RCRD 3873-0793 which evidently describes a granting of land to the parcel that extends to the edge of the curb line on High Street. It appears they are confident that this is legally binding & wanted to depict that on the EC plan. My guess is that if it turns out that this determination is incorrect, additional variances would likely be required. I did mention that they would need a new survey if the state and town concur that the boundary was extended to the curb line by that deed, as you had already done your title research and made the determination as depicted on your plat. We'll see how things shake out as they move forward. Let me know your thoughts.

BA BEALS ASSOCIATES, PLLC

Christian O. Smith, P.E.

Principal

Beals Associates, PLLC.

70 Portsmouth, Ave. 3rd Floor

Stratham, NH 03885

603-583-4860

603-583-4863

csmith@bealsassociates.com

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Mon, Jun 10, 2024 at 9:46 AM
To: Christian Smith <csmith@bealsassociates.com>

My first thought is that submitting my plan and then altering it without my knowledge or consent is blatantly unethical and possibly illegal. I have a number of other "thoughts' relevant to my determination of the boundaries of the subject parcel which would have best been discussed before everyone's time and money was unnecessarily wasted bringing the project to this point.
Tocky

[Quoted text hidden]

image001.jpg
4K

Christian Smith <csmith@bealsassociates.com> Mon, Jun 10, 2024 at 9:56 AM
To: Stockton Services <stockton752@gmail.com>

Hi Tocky, I don't believe there was any mal-intent or intention or altering your plan (which is why the EC plan clearly states that the boundary is based on that deed description). Additionally, I believe the attorney wanted to submit your plan for full disclosure to the ZBA that there exists a survey with a different boundary as the plan is not recorded. I concur they should have notified you and discussed this. I gave them your contact information very early on in the process. I certainly understand your frustration

Christian O. Smith, P.E.

Principal

Beals Associates, PLLC.

70 Portsmouth, Ave. 3rd Floor

Stratham, NH 03885

603-583-4860

603-583-4863

csmith@bealsassociates.com

From: Stockton Services <stockton752@gmail.com>
Sent: Monday, June 10, 2024 9:46 AM
To: Christian Smith <csmith@bealsassociates.com>
Subject: Re: 931 Ocean Blvd Application Discrepancy.pdf

My first thought is that submitting my plan and then altering it without my knowledge or consent is blatantly unethical and possibly illegal. I have a number of other "thoughts' relevant to my determination of the boundaries of the subject parcel which would have best been discussed before everyone's time and money was unnecessarily wasted bringing the project to this point.

Tocky

On Mon, Jun 10, 2024, 8:30 AM Christian Smith <csmith@bealsassociates.com> wrote:

> Good morning Tocky, the attorneys for the applicants (Bruton & Berube out of Dover) have conducted additional research and are actively corresponding with NHDOT & the Town regarding the legal description in RCRD 3873-

0793 which evidently describes a granting of land to the parcel that extends to the edge of the curb line on High Street. It appears they are confident that this is legally binding & wanted to depict that on the EC plan. My guess is that if it turns out that this determination is incorrect, additional variances would likely be required. I did mention that they would need a new survey if the state and town concur that the boundary was extended to the curb line by that deed, as you had already done your title research and made the determination as depicted on your plat. We'll see how things shake out as they move forward. Let me know your thoughts.

Christian O. Smith, P.E.

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Mon, Jun 10, 2024 at 10:52 AM
To: Christian Smith <csmith@bealsassociates.com>

There are several surveys, some recorded, some not. 3 of them are represented in the application package. The property as shown on your existing conditions plan includes a) land which is owned in fee by the State of NH and b) land which is still part of a public highway properly laid out and not legally discontinued.
Lawyers make mistakes all the time, but you are responsible for the plan, Christian.
Please be more respectful of the next surveyor, if you can find one.
Tocky

[Quoted text hidden]

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image001.jpg
4K

Gmail Stockton Services <stockton752@gmail.com>

Barn Realty - Hampton

5 messages

James Schulte <Jim@brutonlaw.com> Mon, Jun 17, 2024 at 8:44 PM
To: "Stockton Services (stockton752@gmail.com)" <stockton752@gmail.com>
Cc: FX Bruton <fx@brutonlaw.com>

Dear Ms. Bialobrzeski:

I am told that you go by the name of Tocky, but since I do not know you I am addressing this to your full name.

I am working with FX on the property owned by Barn Realty at the corner of High Street and Route 1A in Hampton. FX is handling the process for board approvals, but he asked me to review the title issues. I understand that you prepared a plan for this property and depicted the boundaries as not including the land conveyed to Barn Realty by the Town of Hampton. High Street appears to be a Class IV highway which is part of the Urban Compact of the town, but was originally laid out by the State. I believe that the State's rights and responsibilities were transferred to the Town when the Commissioner determined that High Street was part of the Urban Compact, but I am interested in your opinion about that.

I have looked at the deed at 894/44 from the Town of Hampton to the State for Route 1A and adjacent shoreland, but it does not appear to convey High Street. If the Town had the authority to deed the fee under Route 1A to the State, then I would think that the Town would also have the authority to deed to Barn Realty the fee adjacent the Barn Realty property.

When the State transferred responsibility for High Street to the Town, I would think that this gave the Town the authority to adjust the bounds of the ROW pursuant to RSA 231:27.

Do you have any information as to whether the State ever acquired title to the fee under High Street? My research suggests that a highway layout establishes a public easement across a strip of land but does not transfer title to the fee itself. Are you aware of any conveyances to either the Town or the State for the fee interest?

Thank you.

Stockton Services <stockton752@gmail.com> Tue, Jun 18, 2024 at 9:12 AM
To: James Schulte <Jim@brutonlaw.com>
Cc: FX Bruton <fx@brutonlaw.com>

Attorney Schulte:

First, please feel free to address me as Tocky. I am attaching 2 files which were assembled in early 2023 from my original research and made available for attorneys to review at that time.

Second, some of the land conveyed to Barn Realty by the Town of Hampton (3873-0793) IS included in my survey, specifically that portion lying between the earlier surveys and the land acquired by the State of NH for Ocean Boulevard (894-044).

Third, as you can see in the “history” file, High Street was not laid out by the State. It is my understanding that the State must acquire fee simple or easement rights when creating or altering a State Highway; I would assume this means by deed. High Street was laid out by the Selectmen, and as such (again to the best of my knowledge) is presumed to leave the underlying fee in the ownership of those over whose land the road is located. It would follow (to my thinking) that a) Mr. Schaake may have already owned the land under the sidewalk, and b) absent a vote to discontinue, the public right to the highway as laid out was not extinguished by the 894-044 deed. As you know, the sideline of the road (edge of right of way) is what we surveyors conventionally show as the ”boundary” for the application of zoning and other requirements.

Fourth, RSA 231:27 specifies a required process outlined in RSA 228:35. I am reading these for the first time, but my initial response is that b) the required process was not followed, and b) this looks to me to be a kind of boundary line agreement process for roads which (in my opinion) would not apply here as the location of the road in question has not been lost or obscured.

There is more information in my file that was collected after I was directed to complete the boundary survey, but I worked hard to reference everything that was relevant on the plan. I have not reviewed the entire application, nor do I want to, but I strongly recommend that you do so.

Thank you for reaching out and for considering my professional opinion, as it was not reached lightly.

2 files are attached. Could you reply OK to verify that you received them?

Thanks,

Tocky B

[Quoted text hidden]

--

"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 765-8918

2 attachments

931 Ocean history1.pdf
6743K

931 OCEAN CHAIN OF TITLE.pdf
10249K

James Schulte <Jim@brutonlaw.com> Tue, Jun 18, 2024 at 10:23 AM
To: Stockton Services <stockton752@gmail.com>
Cc: FX Bruton <fx@brutonlaw.com>

Thank you very much. I did receive your message and the attachments.

Jim Schulte

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Tue, Jun 18, 2024 at 10:47 AM
To: James Schulte <Jim@brutonlaw.com>
Cc: FX Bruton <fx@brutonlaw.com>

Thank you for thanking me.
You can call if you want to discuss further...
603 765-8918

Gmail Stockton Services <stockton752@gmail.com>

Ocean Blvd & High St. (DS 6388)

2 messages

Steve Michaud <Steve@doucetsurvey.com> Wed, May 1, 2024 at 1:14 PM
To: "stockton752@gmail.com" <stockton752@gmail.com>

Hi Tocky,

Jack forwarded me the worksheet that you sent to him, thanks for that. We're still in the process of making ROW determinations along Ocean Blvd., and I wanted to share some information.

We went through an extensive effort to look for highway bounds between N Street north to High Street with very good success. We were able to uncover multiple bounds that were under pavement or concrete, including the one noted on the attached. I've also attached a picture. Once I'm at liberty to share my plan, I'll be happy to make sure you get a copy for future reference.

With respect to the High Street ROW, my intention was to show it as depicted in green on the attached plan based on the conveyance from the Town to the abutter in RCRD Book 3973 Page 793. It looks like perhaps your interpretation is that the ROW by the 1844 layout and by prescription holds over 3973-793?

Also, do you happen to know the origin of the noted bound? I search through DOT records and found no evidence of its existence.

Steve Michaud, PS, CFS, Remote Pilot

Principal

Doucet Survey

Newmarket-Bedford-Keene-Kennebunk

603-659-6560

***Please note that I will be away from the office between May 26-June 8 with limited access to emails. If you anticipate this might affect your project, please provide advanced notice so that I can make the proper accommodations.**

From: Jack Kaiser <Jack@doucetsurvey.com>
Sent: Wednesday, May 1, 2024 9:46 AM
To: Steve Michaud <Steve@doucetsurvey.com>
Subject: FW: FYI (DS 6388)

Sincerely,

Jack Kaiser, NH LLS

Principal

From: Stockton Services <stockton752@gmail.com>
Sent: Wednesday, May 1, 2024 8:53 AM
To: Jack Kaiser <Jack@doucetsurvey.com>
Subject: FYI

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

info re: Ocean Blvd at High St attached

can you give me a call?

603 765-8918

Tocky

--

"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 765-8918

---

2 attachments

IMG_2416.JPG
5488K

From Tocky-Ocean Blvd at High St.pdf
1078K

Stockton Services <stockton752@gmail.com> Wed, May 1, 2024 at 3:13 PM
To: Steve Michaud <Steve@doucetsurvey.com>

Yikes, I might have to dig back into this one... hope not.
This is off the top of my head, so .....
1. If the road was laid out, the town voting to sell part of it to a private entity would not extinguish the public rights anyway.
2. If you hold that last deed to Schaake for the sideline, then DOT would have done the upgrade at the intersection (Proj 42295) on private property without asking....
3. That bound shows up somewhere in the attached dot1 file. I have concluded that it was meant to mark the pc of the rounding for High Street, albeit off line somewhat. I am only suggesting that the *rounding* was established by prescription, between the 1933 state acquisition (which I assume you have) and the 1844 layout, which is attached.
Hope this helps for now.
Tocky

[Quoted text hidden]

---

3 attachments

dot1.pdf
6750K

NHDOT 42295 pp96-98.pdf
1245K

1844 NOOK LANE LAYOUT VOL 6 P90.pdf
122K

Hello Tocky,

In response to your request regarding Ocean Blvd. (Route 1A) and High Street (Route 27) earlier today, I have found out that High Street is a Class IV state highway, within the Hampton Urban Compact. The right-of-way limits on High Street exist by prescriptive easement, created from continued public use beginning prior to January 1, 1948. See RSA 229:1. Also, I have included information regarding The Hampton Urban Compact “originally created in 1961”. See Exhibits A – C.

I hope this helps with your research. Please let me know if you require additional information.

Sincerely,

Chad E

31228.SURVEYOR'S-REPORT.ROW-MARKUPS.pdf (nh.gov) Northerly end of 1935 land taking at bound #162.

31228.Ocean-Boulevard.ROW-MARKUPS.pdf (nh.gov) Final Sheet (16) of this plan set gives location of bound #162

31228.Plan.ROW-MARKUPS.pdf (nh.gov)

Repro Desk. (nh.gov) Plans of Federal Aid Project M-5197 (002) (003) When Rte. 27 was known as Rte. 101-C

Chad D. Ewens

Land Surveyor Technician

Bureau of Right-of-Way, Room 100

Ph: (603) 271-6577

John O. Morton Building

PO Box 483 / 7 Hazen Drive

Concord, NH 03302-0483

4 attachments

20180118134833.pdf
1772K

Exhibit A.pdf
391K

Exhibit B.pdf
211K

Exhibit C.pdf
187K

Stockton Services <stockton752@gmail.com> Tue, Jan 31, 2023 at 12:49 PM
To: "Ewens, Chad" <Chad.D.Ewens@dot.nh.gov>

Chad, this is great, thank you so much. With your help I was actually able to find the plans on the project viewer.
As to the right of way limits for High St, maybe I can help you in return....
The section we have been talking about was laid out in 1844 - 3 rods wide from the grist mill to the beach road.
Other layouts were in 1738 from 5 corners to the gristmill (1 1/2 rods and later replaced) and in 1852 from center of town heading east (3 rods).

I've attached the Oscar Jewell layouts for your researching pleasure.
Thanks very much for your kind attention and prompt response.
Tocky

[Quoted text hidden]
--
"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 929-7404

OSCAR JEWELL HAMPTON.pdf
5297K

Ewens, Chad <Chad.D.Ewens@dot.nh.gov> Wed, Feb 1, 2023 at 7:29 AM
To: Stockton Services <stockton752@gmail.com>

Tocky,

Thank you very much. I will add this data to what we have for this area. It seems that questions often arise in this area along Ocean Boulevard.

Cheers,

Chad E

Chad D. Ewens

Land Surveyor Technician

Bureau of Right-of-Way, Room 100

Ph: (603) 271-6577

John O. Morton Building

PO Box 483 / 7 Hazen Drive

Concord, NH 03302-0483

From: Stockton Services <stockton752@gmail.com>
Sent: Tuesday, January 31, 2023 12:50 PM
To: Ewens, Chad <Chad.D.Ewens@dot.nh.gov>
Subject: Re: Public Inquiry regarding Ocean Blvd. (Route 1A) and High Street (Route 27)

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Wed, Feb 1, 2023 at 8:50 AM
To: "Ewens, Chad" <Chad.D.Ewens@dot.nh.gov>

I still have a big question for you about whether the town has a right to convey rights in a state road....
And/or whether the state has a right to create roundings outside of layout by the town.

Let me dive deeper into those letters you sent and I'll call you to discuss things some more.
A fascinating puzzle...
Talk soon,
Tocky

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Thu, Feb 9, 2023 at 3:32 PM
To: "Ewens, Chad" <Chad.D.Ewens@dot.nh.gov>

Hi, Chad....
I have a more specific question in the short term.
I have found the attached plan at the Registry of Deeds but for some reason can't find any conveyance from the Town to the State for the area shown on the plan.
Can you help me? see attached plan....
Please and thank you, and no hurry needed.
Tocky
[Quoted text hidden]

RCRD PLAN C9593.pdf
139K

Stockton Services <stockton752@gmail.com> Fri, Feb 10, 2023 at 11:37 AM
To: "Ewens, Chad" <Chad.D.Ewens@dot.nh.gov>

And I forgot to send you this..... file name is *931 Ocean History 1*
see attached.
Tocky

On Wed, Feb 1, 2023 at 8:50 AM Stockton Services <stockton752@gmail.com> wrote:
[Quoted text hidden]
[Quoted text hidden]

931 Ocean history1.pdf
6743K

Ewens, Chad <Chad.D.Ewens@dot.nh.gov> Fri, Feb 10, 2023 at 3:01 PM
To: Stockton Services <stockton752@gmail.com>

Hi Tocky,

The conveyance is a notice of condemnation. I can’t find any evidence of it being recorded yet. I will scan it and send a copy to you on Monday morning.

Cheers,

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Fri, Feb 10, 2023 at 5:03 PM
To: "Ewens, Chad" <Chad.D.Ewens@dot.nh.gov>

Oh, that's curious.... Thanks much!
Tocky
[Quoted text hidden]

Ewens, Chad <Chad.D.Ewens@dot.nh.gov> Mon, Feb 13, 2023 at 9:14 AM
To: Stockton Services <stockton752@gmail.com>

Hello Tocky,

Hi Tocky,

Our plan for NHDOT is in their hands for review at the moment. I will review the info you provided and let you know my thoughts.

Steve Michaud

Doucet Survey, a SAM Company

From: Stockton Services <stockton752@gmail.com>
Sent: Thursday, February 6, 2025 10:42 AM
To: Steve Michaud <Steve@doucetsurvey.com>
Subject: 931 Ocean Boulevard update (DS 6388)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Steve,

I don't know the status of your Ocean Boulevard work for DOT but thought you should know that the 931 Ocean Boulevard survey I sent you in 2023 has finally been recorded (i.e. the owners have decided to stop arguing about it). You may have a slightly different location for that bound that was under the pavement at the time, but I assume (hope) the difference would be inconsequential and in other respects we are on the same page.

Registry file is lousy of course so I am including a decent scan.

Can you direct this to the right people at DOT if you think that is advisable?

I am sad that Doucet is trending away from boundary work. You all were on a very short list of surveyors that I could trust.

See attached and thanks for your contribution to the profession.

Tocky

--

"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 765-8918

Stockton Services <stockton752@gmail.com> Thu, Feb 6, 2025 at 11:11 AM
To: Steve Michaud <Steve@doucetsurvey.com>

No need to worry about me. Not sure when or how they will proceed with development proposal but, other than stamping site plan as to survey only, my involvement should thankfully end here.

T

[Quoted text hidden]

Steve Michaud <Steve@doucetsurvey.com> Thu, Feb 6, 2025 at 5:30 PM
To: Stockton Services <stockton752@gmail.com>

Tocky,

Thanks for sharing. Attached is the portion of our draft plan encompassing that area. I decide to err on the side of caution in case the project needs to acquire any land/easements over the lot you surveyed.

A couple of questions?

-How did you place the 1844 layout on the ground, and how confident are you in its position?

-How did you reconcile the conveyance from the Town to Barn Realty in deed 3873-793 that extended all the way to the curb line?

Steve Michaud

Doucet Survey, a SAM Company

[Quoted text hidden]

6388A Sheet 16-For Tocky.pdf
561K

Stockton Services <stockton752@gmail.com> Fri, Feb 7, 2025 at 7:52 AM
To: Steve Michaud <Steve@doucetsurvey.com>

Steve,
We talked about all this once before so I'll first refer you to our email thread starting May 1, 2024.
Would you mind having a look at that again to see if you have the same questions?
I went all the way back to the grist mill to place the 1844 layout and am confident in its position.
Thanks,
Tocky
[Quoted text hidden]

Steve Michaud <Steve@doucetsurvey.com> Fri, Feb 7, 2025 at 5:16 PM
To: Stockton Services <stockton752@gmail.com>

Thanks for refreshing my memory about our previous conversation. I've had discussions with a few different surveyors about our work on Ocean Boulevard at this point, and it's all starting to blend together!

I understand your logic and appreciate the level of effort you went through to establish that ROW line. I'll give it more thought, but my initial reaction is that I'll leave my line where it is and make reference to the Hampton-to-Barn deed. The legal team can decide whether or not title was actually conveyed, but at least it's conservative in favor of the abutter. If the State wants to acquire rights in the future, it puts them on notice that they may need to compensate the landowner.

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Fri, Feb 7, 2025 at 6:08 PM
To: Matthew Taylor <littleharborconsulting@gmail.com>

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Fri, Feb 7, 2025 at 8:22 PM
To: Steve Michaud <Steve@doucetsurvey.com>

Steve,
Why would the state owe compensation for a town road issue?
And why would you want to show a right of way line substantially different from earlier plans by both Millennium and your own client as well as my survey, which the owners have effectively accepted by asking me to record?

I think you're making a mistake, for a host of reasons, not the least of which is the risk of resurrecting a conflict that has finally been resolved, but of course it's your decision.

Is Chad Ewens still the appropriate person to contact at DOT? I will need to update him.

Thanks for responding and I trust that the recently recorded survey will at least be depicted in some form on your final product.

Tocky

[Quoted text hidden]

Steve Michaud <Steve@doucetsurvey.com> Thu, Feb 27, 2025 at 11:28 AM
To: Stockton Services <stockton752@gmail.com>

Tocky,

Thank you for your input, I will take all of that into consideration.

I haven’t personally dealt with Chad Ewens. Our client is HDR Engineering.

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Thu, Feb 27, 2025 at 11:40 AM
To: Steve Michaud <Steve@doucetsurvey.com>

Steve,
It's been a few weeks and I was thinking you weren't going to respond, so I did send the plan to Chad Ewens who said he would deliver it to the right people.
I have more in my file and in my head about this issue. If you think it would help, I'm happy to talk some more about it.
Tocky

[Quoted text hidden]

From: Stockton Services <stockton752@gmail.com>
Sent: Friday, February 21, 2025 12:24 PM
To: Ewens, Chad <Chad.D.Ewens@dot.nh.gov>
Subject: Re: Public Inquiry regarding Ocean Blvd. (Route 1A) and High Street (Route 27)

EXTERNAL EMAIL WARNING! This email originated outside of the New Hampshire Executive Branch network. Do not open attachments or click on links unless you recognize the sender and are expecting the email. Do not enter your username and password on sites that you have reached through an email link. Forward suspicious and unexpected messages by clicking the Phish Alert button in your Outlook and if you did click or enter credentials by mistake, report it immediately to helpdesk@doit.nh.gov!

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Sun, Feb 23, 2025 at 5:24 PM
To: "Ewens, Chad" <Chad.D.Ewens@dot.nh.gov>

I just wanted to let DOT know that the owners of 931 Ocean Boulevard in Hampton have finally accepted the results of my survey and asked me (through their attorney) to record the plan.
See attached. I have sent a copy to Doucet Survey as well since they are doing work for DOT in that area.
That's it, I just wanted everyone to know.
Thanks, say hi to Joel and take care.
Tocky

[Quoted text hidden]

BARN REALTY RECORDED.pdf
3973K

Stockton Services <stockton752@gmail.com> Sun, Feb 23, 2025 at 5:27 PM
To: "Ewens, Chad" <Chad.D.Ewens@dot.nh.gov>

AND WHAT ARE YOU DOING WORKING ON SUNDAY???
(like me....)

[Quoted text hidden]

Ewens, Chad <Chad.D.Ewens@dot.nh.gov> Sun, Feb 23, 2025 at 5:29 PM
To: Stockton Services <stockton752@gmail.com>

Thank you! I will share this with others here.

Have a good one.

[Quoted text hidden]

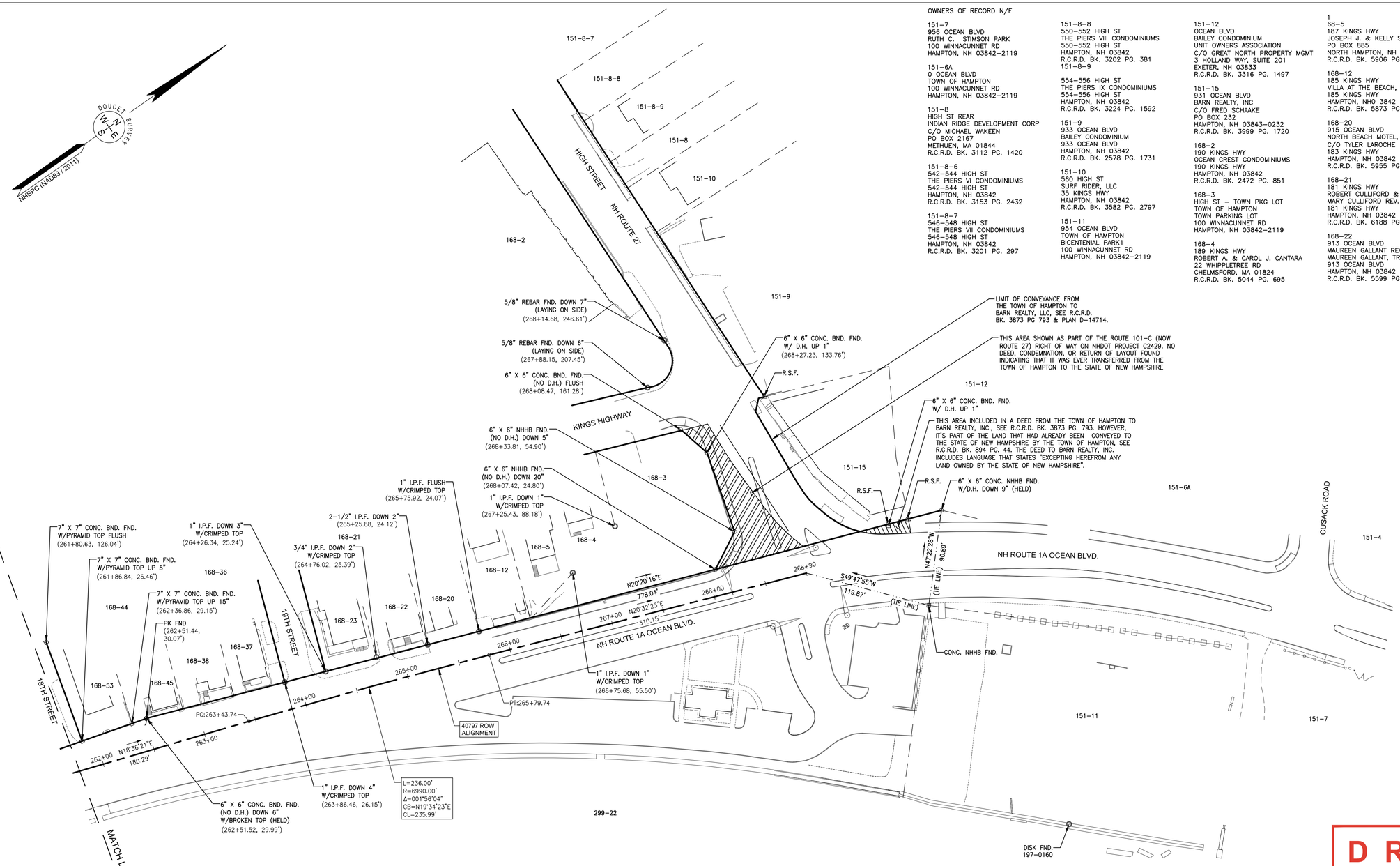
Ewens, Chad <Chad.D.Ewens@dot.nh.gov> Sun, Feb 23, 2025 at 5:31 PM
To: Stockton Services <stockton752@gmail.com>

Ha Ha.. Just getting caught up. The new job requires a little more attention until I get in the swing of it. Right – So that's my excuse…. What's yours? Ha Ha just kidding.

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Sun, Feb 23, 2025 at 5:57 PM
To: "Ewens, Chad" <Chad.D.Ewens@dot.nh.gov>

You have a new job???
Remember I am out of the loop....


NHSPC (NAD83 / 2011)
DOUCET SURVEY
151–8–7
151–8–8
151–8–9
151–8
151–10
HIGH STREET
NH ROUTE 27
168–2
151–9
5/8" REBAR FND. DOWN 7" (LAYING ON SIDE) (268+14.68, 246.61')
5/8" REBAR FND. DOWN 6" (LAYING ON SIDE) (267+88.15, 207.45')
6" X 6" CONC. BND. FND. (NO D.H.) FLUSH (268+08.47, 161.28')
6" X 6" CONC. BND. FND. W/ D.H. UP 1" (268+27.23, 133.76')
R.S.F.
KINGS HIGHWAY
6" X 6" NHHB FND. (NO D.H.) DOWN 5" (268+33.81, 54.90')
6" X 6" NHHB FND. (NO D.H.) DOWN 20" (268+07.42, 24.80')
1" I.P.F. DOWN 1" W/CRIMPED TOP (267+25.43, 88.18')
1" I.P.F. FLUSH W/CRIMPED TOP (265+75.92, 24.07')
168–3
168–4
168–5
168–12
151–15
LIMIT OF CONVEYANCE FROM THE TOWN OF HAMPTON TO BARN REALTY, LLC. SEE R.C.R.D. BK. 3873 PG 793 & PLAN D–14714.
THIS AREA SHOWN AS PART OF THE ROUTE 101–C (NOW ROUTE 27) RIGHT OF WAY ON NHDOT PROJECT C2429. NO DEED, CONDEMNATION, OR RETURN OF LAYOUT FOUND INDICATING THAT IT WAS EVER TRANSFERRED FROM THE TOWN OF HAMPTON TO THE STATE OF NEW HAMPSHIRE
151–12
6" X 6" CONC. BND. FND. W/ D.H. UP 1"
THIS AREA INCLUDED IN A DEED FROM THE TOWN OF HAMPTON TO BARN REALTY, INC., SEE R.C.R.D. BK. 3873 PG. 793. HOWEVER, IT'S PART OF THE LAND THAT HAD ALREADY BEEN CONVEYED TO THE STATE OF NEW HAMPSHIRE BY THE TOWN OF HAMPTON, SEE R.C.R.D. BK. 894 PG. 44. THE DEED TO BARN REALTY, INC. INCLUDES LANGUAGE THAT STATES "EXCEPTING HEREFROM ANY LAND OWNED BY THE STATE OF NEW HAMPSHIRE".
R.S.F.
6" X 6" CONC. NHHB FND. W/D.H. DOWN 9" (HELD)
151–6A
CUSACK ROAD
151–4
NH ROUTE 1A OCEAN BLVD.
N47°22'28"W 90.89' (TIE LINE)
S49°47'55"W 119.87' (TIE LINE)
CONC. NHHB FND.
268+90
268+00
267+00
266+00
265+00
264+00
263+00
262+00
N20°20'16"E 778.04'
N20°32'25"E 310.15'
N18°36'21"E 180.29'
PC:263+43.74
PT:265+79.74
1" I.P.F. DOWN 1" W/CRIMPED TOP (266+75.68, 55.50')
40797 ROW ALIGNMENT
L=236.00'
R=6990.00'
Δ=001°56'04"
CB=N19°34'23"E
CL=235.99'
1" I.P.F. DOWN 4" W/CRIMPED TOP (263+86.46, 26.15')
6" X 6" CONC. BND. FND. (NO D.H.) DOWN 6" W/BROKEN TOP (HELD) (262+51.52, 29.99')
7" X 7" CONC. BND. FND. W/PYRAMID TOP FLUSH (261+80.63, 126.04')
7" X 7" CONC. BND. FND. W/PYRAMID TOP UP 5" (261+86.84, 26.46')
7" X 7" CONC. BND. FND. W/PYRAMID TOP UP 15" (262+36.86, 29.15')
PK FND (262+51.44, 30.07')
1" I.P.F. DOWN 3" W/CRIMPED TOP (264+26.34, 25.24')
2–1/2" I.P.F. DOWN 2" (265+25.88, 24.12')
3/4" I.P.F. DOWN 2" W/CRIMPED TOP (264+76.02, 25.39')
168–21
168–22
168–20
168–23
168–36
168–44
168–37
168–38
168–45
168–53
19TH STREET
18TH STREET
151–11
151–7
299–22
DISK FND. 197–0160
MATCH LINE SHEET 16
SHEET 15

OWNERS OF RECORD N/F

151–7
956 OCEAN BLVD
RUTH C. STIMSON PARK
100 WINNACUNNET RD
HAMPTON, NH 03842–2119

151–6A
0 OCEAN BLVD
TOWN OF HAMPTON
100 WINNACUNNET RD
HAMPTON, NH 03842–2119

151–8
HIGH ST REAR
INDIAN RIDGE DEVELOPMENT CORP
C/O MICHAEL WAKEEN
PO BOX 2167
METHUEN, MA 01844
R.C.R.D. BK. 3112 PG. 1420

151–8–6
542–544 HIGH ST
THE PIERS VI CONDOMINIUMS
542–544 HIGH ST
HAMPTON, NH 03842
R.C.R.D. BK. 3153 PG. 2432

151–8–7
546–548 HIGH ST
THE PIERS VII CONDOMINIUMS
546–548 HIGH ST
HAMPTON, NH 03842
R.C.R.D. BK. 3201 PG. 297

151–8–8
550–552 HIGH ST
THE PIERS VIII CONDOMINIUMS
550–552 HIGH ST
HAMPTON, NH 03842
R.C.R.D. BK. 3202 PG. 381

151–8–9
554–556 HIGH ST
THE PIERS IX CONDOMINIUMS
554–556 HIGH ST
HAMPTON, NH 03842
R.C.R.D. BK. 3224 PG. 1592

151–9
933 OCEAN BLVD
BAILEY CONDOMINIUM
933 OCEAN BLVD
HAMPTON, NH 03842
R.C.R.D. BK. 2578 PG. 1731

151–10
560 HIGH ST
SURF RIDER, LLC
35 KINGS HWY
HAMPTON, NH 03842
R.C.R.D. BK. 3582 PG. 2797

151–11
954 OCEAN BLVD
TOWN OF HAMPTON
BICENTENIAL PARK1
100 WINNACUNNET RD
HAMPTON, NH 03842–2119

151–12
OCEAN BLVD
BAILEY CONDOMINIUM
UNIT OWNERS ASSOCIATION
C/O GREAT NORTH PROPERTY MGMT
3 HOLLAND WAY, SUITE 201
EXETER, NH 03833
R.C.R.D. BK. 3316 PG. 1497

151–15
931 OCEAN BLVD
BARN REALTY, INC
C/O FRED SCHAAKE
PO BOX 232
HAMPTON, NH 03843–0232
R.C.R.D. BK. 3999 PG. 1720

168–2
190 KINGS HWY
OCEAN CREST CONDOMINIUMS
190 KINGS HWY
HAMPTON, NH 03842
R.C.R.D. BK. 2472 PG. 851

168–3
HIGH ST – TOWN PKG LOT
TOWN OF HAMPTON
TOWN PARKING LOT
100 WINNACUNNET RD
HAMPTON, NH 03842–2119

168–4
189 KINGS HWY
ROBERT A. & CAROL J. CANTARA
22 WHIPPLETREE RD
CHELMSFORD, MA 01824
R.C.R.D. BK. 5044 PG. 695

1
68–5
187 KINGS HWY
JOSEPH J. & KELLY S. MICHAUD
PO BOX 885
NORTH HAMPTON, NH 03862–0885
R.C.R.D. BK. 5906 PG. 2638

168–12
185 KINGS HWY
VILLA AT THE BEACH, LLC
185 KINGS HWY
HAMPTON, NHO 3842
R.C.R.D. BK. 5873 PG. 2959

168–20
915 OCEAN BLVD
NORTH BEACH MOTEL, LLC
C/O TYLER LAROCHE
183 KINGS HWY
HAMPTON, NH 03842
R.C.R.D. BK. 5955 PG. 1988

168–21
181 KINGS HWY
ROBERT CULLIFORD &
MARY CULLIFORD REV. TRUST
181 KINGS HWY
HAMPTON, NH 03842
R.C.R.D. BK. 6188 PG. 1838

168–22
913 OCEAN BLVD
MAUREEN GALLANT REV. LIVING TRUST
MAUREEN GALLANT, TRUSTEE
913 OCEAN BLVD
HAMPTON, NH 03842
R.C.R.D. BK. 5599 PG. 1728

168–23
911 OCEAN BLVD
JASON J. OLENIO REV. TRUST
& KARA J. OLENIO REV. TRUST
911 OCEAN BLVD
HAMPTON, NH 03842
R.C.R.D. BK. 5981 PG. 1917

168–36
179 KINGS HWY
PAUL R. & JOYCE A. BEAUCHESNE
101 SALEM ST
METHUEN, MA 01844
R.C.R.D. BK. 2804 PG. 2815

168–37
907 OCEAN BLVD
PATROKIOS D. & VASILIKI SARAGAS
15 WABANAKI WAY
ANDOVER, MA 01810
R.C.R.D. BK. 6153 PG. 816

168–38
905 OCEAN BLVD
THOMAS M. & KRISTEN CLANCY
35 DOLE HILL LN
BOXFORD, MA 01921
R.C.R.D. BK. 6053 PG. 2278

168–45
903 OCEAN BLVD
JOAN DEVITTORI
903 OCEAN BLVD
HAMPTON, NH 03842
R.C.R.D. BK. 3447 PG. 2589

168–53
901 OCEAN BLVD
DOUCETTE FAMILY REV. TRUST
TODD C. & DOUCETTE
JESSICA A. DOUCETTE, TRUSTEES
901 OCEAN BLVD
HAMPTON, NH 03842
R.C.R.D. BK. 6121 PG. 1910

DRAFT
2/6/25

DOUCET SURVEY LLC
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6560
Offices in Bedford & Keene, NH and Kennebunk, ME
http://www.doucetsurvey.com

50 0 50 100
SCALE: 1 INCH = 50 FT.

NHDOT
THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION

HAMPTON 40797
OCEAN BOULEVARD (NH 1A)
RIGHT-OF-WAY PLANS
TOWN OF HAMPTON, NH
ROCKINGHAM COUNTY

DATE	CHECKED BY	DRAWN BY	D.S. PROJECT	DRAWING FILE	STATE PROJECT NO.	SHEET NO.	TOTAL SHEETS
MAY 2024	S.V.M.	M.T.L.	6388	6388A	X-A004(490) 40797	16	16

FILE NAME: Y:\PROJECTS\6388 C3D\DWG\6388A ROW.dwg LAYOUT NAME: (16) PLOTTED: Thursday, February 06, 2025 - 5:24pm

March 2, 2023

Hampton, NH

1 inch = 180 Feet

0 180 360 540

CAI Technologies
Precision Mapping. Geospatial Solutions.

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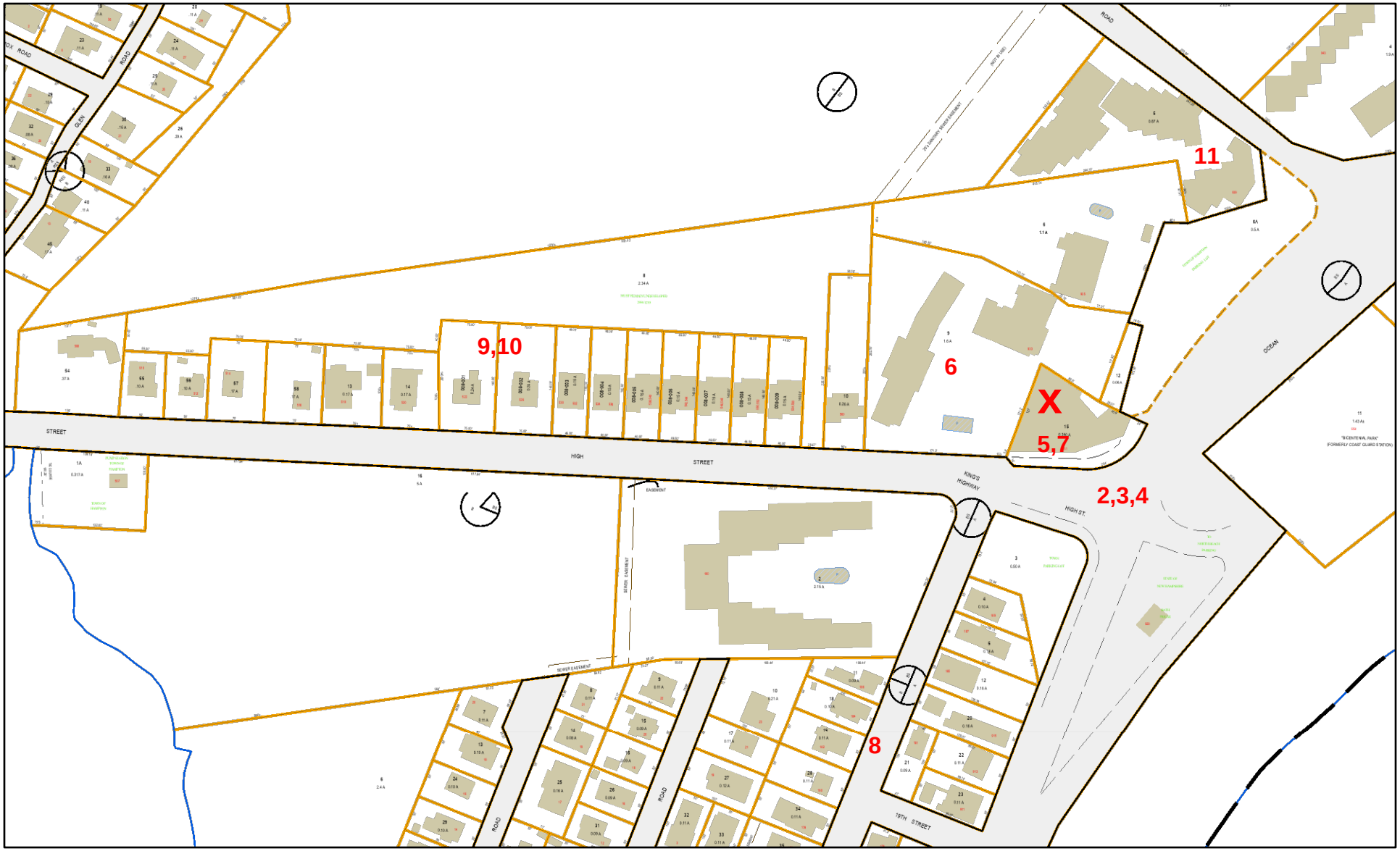


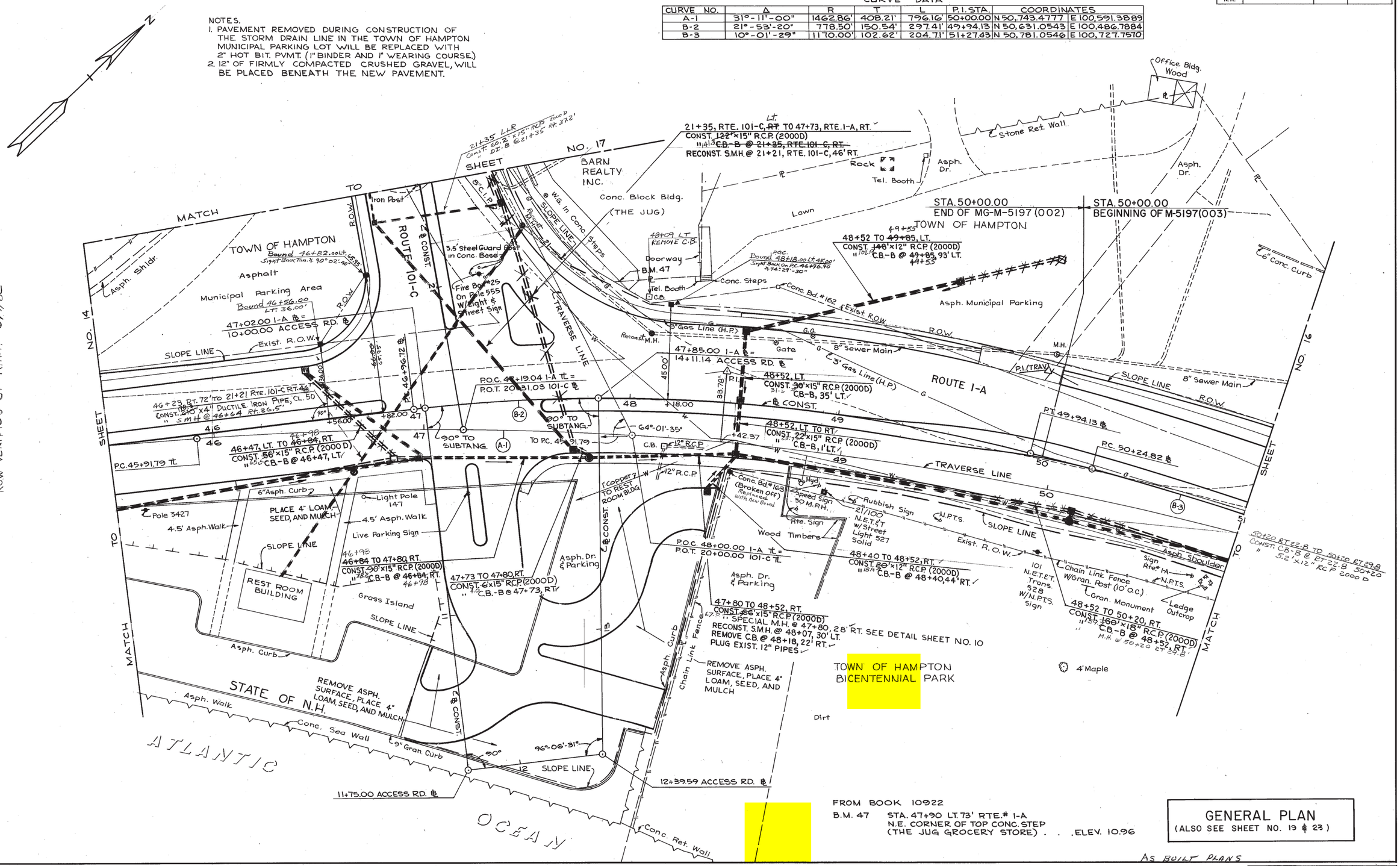
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

STATE	PROJ. NO.	SHEET NO.	TOTAL SHEETS
N.H.			

NOTES.
1. PAVEMENT REMOVED DURING CONSTRUCTION OF THE STORM DRAIN LINE IN THE TOWN OF HAMPTON MUNICIPAL PARKING LOT WILL BE REPLACED WITH 2" HOT BIT. PVMT. (1" BINDER AND 1" WEARING COURSE)
2. 12" OF FIRMLY COMPACTED CRUSHED GRAVEL, WILL BE PLACED BENEATH THE NEW PAVEMENT.

CURVE DATA

CURVE NO.	Δ	R	T	L	P.I. STA.	COORDINATES	
A-1	31°-11'-00"	1462.86'	408.21'	796.16'	50+00.00	N 50,743.4777	E 100,591.3889
B-2	21°-53'-20"	778.50'	150.54'	297.41'	49+94.13	N 50,631.0543	E 100,486.7884
B-3	10°-01'-29"	1170.00'	102.62'	204.71'	51+27.43	N 50,781.0546	E 100,727.7570



FROM BOOK 10922
B.M. 47 STA. 47+90 LT. 73' RTE.# 1-A
N.E. CORNER OF TOP CONC. STEP
(THE JUG GROCERY STORE) . . . ELEV. 10.96

GENERAL PLAN
(ALSO SEE SHEET NO. 19 & 23)

AS BUILT PLANS

REVISIONS AFTER PROPOSAL (USE BOTTOM LINES FIRST)	NO.	DATE	DESCRIPTION	STATION	STATION

NOTEBOOKS	BOOK NO.	PAGE NO.
	" "	" "
	" "	" "
	" "	" "
	" "	" "
	" "	" "
	" "	" "
	BOOK NO.	PAGE NO.

	NAME	DATE
PLAN TRACED	E.L. BULLOCK	9-26-79
PLAN CHECKED	J.W. BOLDUC	" 12-11-79
PROFILE TRACED		"
PROFILE CHECKED		"
INKED		"
CHECKED		"
	DATE	

ROW VERIFIED BY R.A.F. 6/7/82

CHAR. 2165 · FST 08417 · 200 · 10 · 72 GN-30-15

PROJ. NO.	SHEET NO.	TOTAL SHEETS
MG-M-5197(002)	15	46
M-5197(003)		

STATE	PROJ. NO.	SHEET NO.	TOTAL SHEETS
N.H.			

CURVE DATA

CURVE NO.	Δ	R	T	L	P.I. STA.	COORDINATES
A-1	31°-11'-00"	1462.86'	408.21'	796.16'	50+00.00	N 50,743.4777 E 100,591.3889
B-3	10°-01'-29"	1170.00'	102.62'	204.71'	51+27.43	N 50,781.0546 E 100,727.7570
B-4	3°-12'-45"	680.00'	19.07'	38.13'	11+51.23	N 50,940.2191 E 100,726.2304

P.O.T. 12+50.00

CAPTAIN D'S INC.

FRED J. SCHAAKE

12+08.20 – 12+50.00
CONST. APPROACH

Garage or Shed Wood

141 2 11/2 N.E.T.& T. Light & Trans W/Motel Light

3.50°

154.50'

CONST.

SLOPE LINE

Swamp

Wood Fence

Speed Sign 30 M.P.H.

2" Copper

M.H.

Shrub & Rock

3 Sty Wood CONDOMINIUMS Bldg. #943

Exist. R.O.W.

Rock

CAPTAIN D'S INC.

PT. 11+70.29 C.R.

Bound 11+59.00 Lt. 19.98' Sight Back On Pc. 11+30.34 & 88°-34'-30"

CUSACK ROAD

+59.00

+55.22

M.H.

Asph. Dr. & Parking

10+98, RT. RECONST. S.M.H

PC. 11+32.17 C.R.

Stone Wall

Shrubs

Lawn

Sign

6" Conc. Curb

TOWN OF HAMPTON

SIGN TO BE RELOCATED (BY OTHERS)

8" Sewer Main

Bound 10+72.60 Lt. 24.82 Sight Back Tan. & 89°-55'

M.R.M. Island

25.00'

24.82'

+72.00

6" Conc. Curb

SLOPE LINE

R.O.W.

Bound 9+46.3 Lt. 45.12 Sight Back On Pc. 10+29.45 & 73°-50'-30"

12'Dia. Dirt

45.00'

211/1 N.E.T.& T. 140 w/Light For Motel & S.S.

Exist. R.O.W.

100'-24'-09" TO SUBTANG.

P.O.C. 52+14.07 I-A ℄ = P.O.T. 10+00.00 C.R. ℄

P.I.

℄ CONST.

5/2

12.31'

+63.00

+21.44

A-1

B-3

51

52

53

54

55

Asph. Shoulder

8"C.I.P.

Red. Crossing Sign

N.E.T.& T. 531/104 w/Light

Conc. Bd. #160

102 N.E.T.& T. 529 W/N.P.T.S. Sign

Lobster Sign

Brush & Evergreen

Chain Fence w/Gran. Post

Grav. Dr.

50+20 TO 51+85, RT.
CONST. 158' x 18" RCP (2000D)
C.B.-B @ 50+20, RT.

Wood Post Fence w/Rope

TOWN OF HAMPTON

51+85 TO OUTFALL, RT.
CONST. 210' x 18" R.C.P (4000D)
" C.B.-B @ 51+85, RT.
" OUTFALL STRUCTURE SEE DETAIL SHEET NO. 10
" STONE FILL CLASS 'A' @ OUTLET.

MATCH LINE SEE THIS SHEET

MATCH SHEET TO

REMOVE ASPH. SURFACE, PLACE 4" LOAM, SEED AND MULCH

ST. MAGNUS CONDOMINIUMS ASSOCIATION

APPROX. U.G.

3 Story Wood CONDOMINIUMS BUILDING #947

2/204 N.E.T.& T. 104' 1730

Shrubs

8" Dia. Evergreen Shrub

Lawn & Orn. Trees

51+85, RT. TO 52+63, LT.
CONST. 92' x 15" R.C.P. (2000D)
C.B.-B @ 52+63, LT.

Bound 5+37.49 Lt. 37.05 Sight Back Tan. & 89°-57'

SLOPE LINE

P.O.C. 52+25.00 I-A ℄ = 10+00.00 C.R. ℄

ROUTE I-A

P.T. 53+87.95 ℄

3" Gas Line (H.P.)

TO P.T. 53+87.95

P.T. 52+29.53 ℄

+49.00

+13.66

4.13'

179°-26'-25"

TRAVERSE LINE

A.P. 54+20.00 ℄

21/105

532

Hyd.

W.G.

No Vehicles Sign

Chain Fence w/Gran. Posts

SLOPE LINE

Yield to Ped. Sign

106 N.E.T.& T. 533 Trans.

103 N.E.T.& T. W/N.P.T.S.

530

Dirt Dr.

Brush & Evergreen

Exist. R.O.W.

TOWN OF HAMPTON
RUTH C. STIMSON PARK
Field

Wood Bldg. No. Found.

Wood Bldg. No. Found.

FROM BOOK # 10922 .

B.M. 56 STA. 56+89 LT. 27' RTE. # I-A
S.E. CORNER OF BRICK SIGN BASE
(SEASCAPE MOTEL) . . . . . ELEV. 14.71

MATCH LINE SEE THIS SHEET

18" R.C.P

2'

PROP. OUTFALL STRUCTURE STONE FILL CLASS 'A'

2' MIN. CLEAR OF WALL FOOTING

Conc. Ret. Wall

Beach

① 52+65 TO 55+94
RECONST. S.M.H. @ 52+65, 4' LT.
" S.M.H. @ 55+32, 5' LT.
" S.M.H. @ 55+94, 4' LT.

STA. 55+75.00
END OF M 5197(003)

55+75.00 – 56+36.38
CONST. APPROACH

SEA-SCAPE MOTEL

Stairs & Porch

2 Sty. Wood Bldg. #955

ALBERT H. SNAY JR.

Peastone Dr.

Swimming Pool

Lawn

Wood Fence

Orn. Trees

5' Asph. Walk

10' Dia. Evergreen Shrub

5' Dia. Evergreen Shrub

3' Dia. Evergreen Shrub

Grass

Exist. R.O.W.

Conc. Block & Brick Base For Sign

B.M. 56

Mail Box

Hedge

Light Pole

Hazard Sign

Light Pole

6" Forced Sewer Main

M.H.

55

56

N.E.T.& T. 107 534 Trans.

Grav. Dr.

Stone Wall

P.O.L. 56+50.00 ℄
A.P. 56+56.38 ℄

Asph. Shoulder

Wire Fence W/Wood Posts

Evergreen

QUINCY & GLADYS LOTHROP

N

GENERAL PLAN
(ALSO SEE SHEET NO. 20 & 24)

AS BUILT PLANS

REVISIONS AFTER PROPOSAL (USE BOTTOM LINES FIRST)				
NO.	DATE	STATION	STATION	DESCRIPTION

NOTEBOOKS			
	DATE	BOOK NO.	PAGE NO.
PLAN TRACED	E.L. BULLOCK 9-26-79		
PLAN CHECKED	J.W. BOLDUC 12-11-79		
PROFILE TRACED			
PROFILE CHECKED			
INKED			
CHECKED			

R.O.W. VERIFIED BY R.A.H. 6/782

CHAR. 2165 - FST 08417 - 200 - 10 - 72 QN-30-16

PROJ. NO.	SHEET NO.	TOTAL SHEETS
MG-M-5197(002)	16	46
M-5197(003)		

STATE	PROJ. NO.	SHEET NO.	TOTAL SHEETS
N.H.			

CURVE DATA

CURVE NO.	Δ	R	T	L	P.I. STA.	COORDINATES
B-5	13°-02'-00"	500.00'	57.12'	113.75'	22+23.20	N 50,624.9798 E 100,259.7322

RANDALL RADKAY

"SCRUB-A-DUB" LANDRY

1 Sty. Wood Bldg.

2 Step

Asph. Parking

Push Brace Pole 920

210+93 N.E.T.&T. Trans. 920

Grass Island

W.G.

Brush & Trees

2 Sty. Wood BAILEY MOTEL

BAILEY MOTEL INC.

Lawn

23+92, RT. RECONST. S.M.H.

Asph. Dr.

4' Chain Link Fence

Swimming Pool

Lawn

21/96 N.E.T.&T. 139 Trans. w/ Motel Light

Bailey Motel Sign W/Light.

Conc. Cover

Exist. R.O.W. SLOPE LINE

22+36, RT. RECONST. S.M.H.

8" Sewer

TRAVERSE LINE 6.00'

71°-00'

M.H.

8" Forced Sewer Main

P.O.T. 24+00.00

P.T. 22+79.83 101-C ℄

ROUTE 101-C

Asph. Shldr.

8' Wood Post

Mail Box

Grass

Sign

Light Post

28" Maple

29" Willow

Exist. R.O.W. SLOPE LINE

44" Willow

41" Willow

6" Chain Link Fence

Asph. Dr.

Bushes & Shrubs

24+00 - 25+25 LT. CONST. 123' x 18" R.C.P. (2000D) " C.B.-B @ 25+25 LT.

21+95 TO 24+00, LT. CONST. 200'-18" R.C.P. (2000D) " C.B.-B @ 22+60 LT. 24'

23+25.00 — 24+00.00 CONST. APPROACH

MATCH TO SHEET NO. 17A

MATCH TO SHEET NO. 25

Swimming Pool

Conc. Deck

JOSEPH A. & SALLY A. DINEEN & ALFRED C. & CLAIRE V. PARAH

Asph. Parking

7' Wood Fence

Large Evergreen Bush

Small Bush

Iron Flag Poles

Evergreen Bush

Exist. R.O.W.

2+00.00 - 2+61.00 CONST. APPROACH

KINGS HIGHWAY

8" Forced Sewer Main

3 Sty. Wood Bldg.

ROOF (CANOPY)

Asph. Dr.

SPINDRIFT MOTEL

Shrubs

3' Wood Picket Fence

8" C.I.P.

8" Sewer Main

2" Gas Line (±)

Stone Dr.

P.O.L. 22+37.00 101-C ℄ = P.O.L. 1+00.00 K.H. ℄

21/97x N.E.T.&T. 1750 Trans.

4' Chain Link Fence

BARN REALTY INC.

(THE JUG) Conc. Block Bldg.

Wood Stores W/Conc. Block Foundation

Ret. Wall

Asph. Walk

21D S N.E.T.&T. 138/97 W/Street Light & Motel Light

Conc. Pad

2 Conc. Step

SLOPE LINE

PICNIC BENCHES

NO. 15

M.H.

P.C. 21+66.08 101-C ℄

P.I.

16.62'

49.00'

B-5

Sign

Grass Island

Hazard Cluster

R.O.W.

SLOPE LINE

Asph. Shldr.

Stop Sign

SLOPE LINE

MATCH TO SHEET NO. 25

21+35 TO ~~21+95 LT.~~ 22+13, RT. CONST. ~~80~~ 44"x15" R.C.P. (2000D) " ~~57.3~~ C.B.-B @ ~~22+13. RT.~~ 21+35 LT.

21+95, LT. TO 22+13, RT. CONST. ~~44~~ 44"x15" R.C.P. (2000D) " ~~46~~ C.B.-B @ 21+95, LT. " DI-B @ 22+13 RT.

Bound 21+92.00 Lt. 33.98' Sight Back On P.C. 21+66.10 + 88°-35'-30"

Bound 22+25.00 Lt. 49.00' Sight Back On P.C. 21+66.10 + 86°-39'

21+95 TO 22+15, LT. CONST. 34"x12" R.C.P. (2000D) " C.B.-B @ 22+15, 55' LT.

TOWN OF HAMPTON

3' Wood Picket Fence

Grass

8" Sewer Main

8" Forced Sewer Main

8" C.I.P.

8/108 N.E.T.&T. 1845

Mail Box

Gate

Gray Dr.

1 Sty. Wood Ho 189

ESTELLE M. CANTARA

N

GENERAL PLAN

(ALSO SEE SHEET NO. 21 & 25)

AS BUILT PLANS

R.O.W VERIFIED BY R.A.F. 6/7/82

REVISIONS AFTER PROPOSAL (USE BOTTOM LINES FIRST)						
NO.	DATE	STATION		DESCRIPTION		

NOTEBOOKS			
BOOK NO.	PAGE NO.	DATE	
...	...	9-26-79	
...	...	12-11-79	
BOOK NO.	PAGE NO.	DATE	
...	...	...	
...	...	...	

PLAN TRACED	E.L. BULLOCK	
PLAN CHECKED	J.W. BOLDUC	
PROFILE TRACED		
PROFILE CHECKED		
INKED		
CHECKED		

CHAN 2165 FST DE417 200 10 72 QN-30-17

PROJ. NO.	SHEET NO.	TOTAL SHEETS
MG-M-5197(002)	17	46
M-5197(003)		

Mar 11 11:50 AM '86 12203

ENGINEERS SURVEYORS DESIGNERS

JOHN W. DURGIN ASSOCIATES, INC.

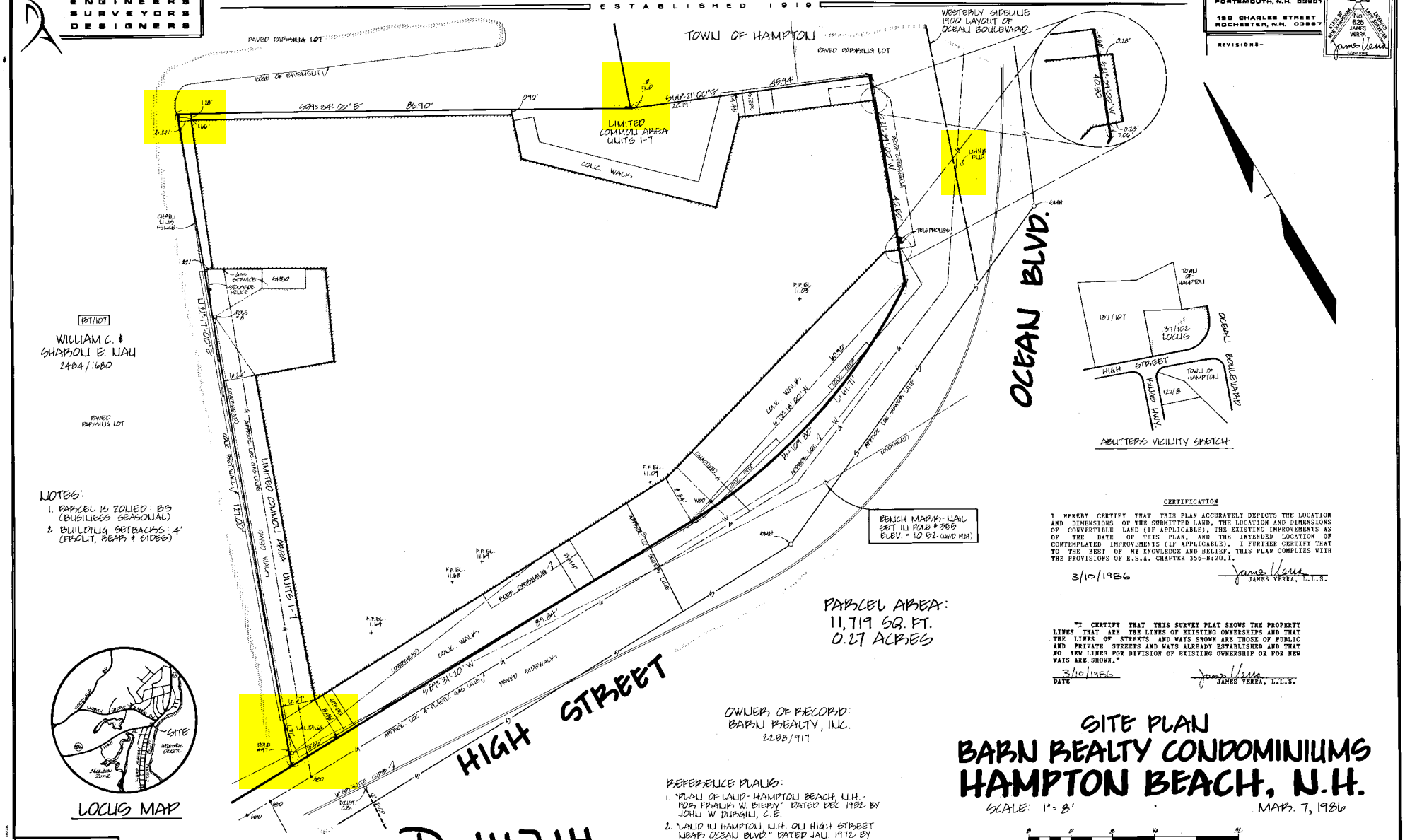
ESTABLISHED 1919

500 GREENLAND ROAD
PORTSMOUTH, N.H. 03801

130 CHARLES STREET
ROCHESTER, N.H. 03867

NO. 625 JAMES VERRA — LAND SURVEYOR

REVISIONS-



NOTES:
1. PARCEL IS ZONED: BS (BUSINESS SEASONAL)
2. BUILDING SETBACKS: 4' (FRONT, REAR & SIDES)

LOCUS MAP

PARCEL AREA:
11,719 SQ. FT.
0.27 ACRES

OWNERS OF RECORD:
BARN REALTY, INC.
2298/917

REFERENCE PLANS:
1. "PLAN OF LAND - HAMPTON BEACH, N.H. - FOR FRANK W. BIERY" DATED DEC. 1952 BY JOHN W. DURGIN, C.E.
2. "LAND IN HAMPTON, N.H. ON HIGH STREET LEASE OCEAN BLVD." DATED JAN. 1972 BY CHESTER A. LEACH, C.E.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE SUBMITTED LAND, THE LOCATION AND DIMENSIONS OF CONVERTIBLE LAND (IF APPLICABLE), THE EXISTING IMPROVEMENTS AS OF THE DATE OF THIS PLAN, AND THE INTENDED LOCATION OF CONTEMPLATED IMPROVEMENTS (IF APPLICABLE). I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN COMPLIES WITH THE PROVISIONS OF R.S.A. CHAPTER 356-B:20.I.

3/10/1986 — JAMES VERRA, L.L.S.

"I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC AND PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

3/10/1986 DATE — JAMES VERRA, L.L.S.

SITE PLAN
BARN REALTY CONDOMINIUMS
HAMPTON BEACH, N.H.

SCALE: 1" = 8' — MAR. 7, 1986

0 8 16 24 32 (FEET)

F.B. NO.
FILE NO. 2623
PLAN NO. 20961

D-14714

Sheet 1 of 2

Aug 26 10 04 AM '88 11725

OWNER OF RECORD:
WILLIAM NAU
935 OCEAN BOULEVARD
HAMPTON, N.H. 03842
R.C.R. 2494 - 1680

TAX MAP 151 - LOT 009
ZONING CLASS: BS
AREA: 1.52 ACRES±

SITE PLAN FOR BAILEY CONDOMINIUM IN HAMPTON, N.H.

SCALE: 1" = 20' MAR. 1988
PARKER SURVEY ASSOC., INC.
EXETER & SEABROOK, N.H.

I, RICHARD K. PARKER, JR., A N.H. REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SITE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE PROVISIONS OF R.S.A. 356 - B:20 (I). ALL UNITS DEPICTED HEREON - BUILDING #1 ARE COMPLETE, BUILDING #2 ARE NOT YET BEGUN.

I certify that this survey plat shows the property lines that are the lines of existing ownerships and that the lines of streets and ways shown are those of public or private streets or ways existing or established and that no new lines for division of existing ownership or for new ways are shown.
8-18-88 Richard K. Parker
Licensed Land Surveyor

N/F CONSULTANTS DIVERSIFIED

N/F L. & A. PECTEAU
R.C.R. 1317-320

N/F R. RADKAY
R.C.R. 1940-399

N/F TOWN OF HAMPTON LEASED BY W. NAU

N/F BARN REALTY
SEE R.C.R. 1545-218

FND I.P.
S 69° 19' 10" E 146.55
EDGE OF WETLAND
WETLAND
SET 3" I.PIN
S 50° 05' 30" E 110.13
SET 5" I.PIN
S 42° 24' 00" E 142.16
S 63° 44' 10" E 71.01
SET R.R.SPK.
FND. P.K. (1/2")
N 11° 53' 00" E 283.18
BUILDING #2
(1ST FLOOR: UNITS 101-102 & UNITS 104-106
2ND FLOOR: UNITS 201-206
3RD FLOOR: UNITS 301-306
(FLOOR PLANS BY OTHERS) SEE NOTE 4)
PAVED PARKING (COMMON)
SET D.H. CONC.
S 42° 21' 00" W 111.82
N 43° 28' 50" W 84.40
FND. NAIL (1/2")
POOL (COMMON)
FRONTAGE: 184.50
N 72° 07' 30" W 171.30
N 72° 07' 50" W 50.12
SET I.PIN (1/2")
FND I.P.
N 73° 23' 50" W 15.00
SET R.R.SPK.
S 45° 30' 30" E 1.85
FND. I.P.
HIGH STREET

NOTES

NOTE 1: SEE "SITE PLAN FOR EMILY SOUCY BAILEY CONDOMINIUM, LOT 9, PLAN 2, ASSESSORS MAP 151, HAMPTON, N.H." PREPARED BY PARKER SURVEY ASSOC., INC. EXETER & SEABROOK, N.H. - PLAN 17185

NOTE 2: MONUMENTATION AS OF DATE OF PLAN NOTE 1

NOTE 3: SEE "SITE PLAN FOR BAILEY CONDOMINIUM, IN HAMPTON, N.H. SCALE: 1" = 20' MAY, 1988 PREPARED BY PARKER SURVEY ASSOC., INC. EXETER & SEABROOK, N.H."

NOTE 4: FLOOR PLANS BY WILLIAM GRIN/ ASSOC., LOWELL, MA.

NOTE 5: SEE FLOOR PLANS FOR BUILDING DIMENSIONS, UNIT DIMENSIONS AND OTHER RELEVANT OWNERSHIP DATA.

NOTE 6: ALL AREAS GIVEN FOR INDIVIDUAL UNITS TO BE TOWARDS AREA

LEGEND

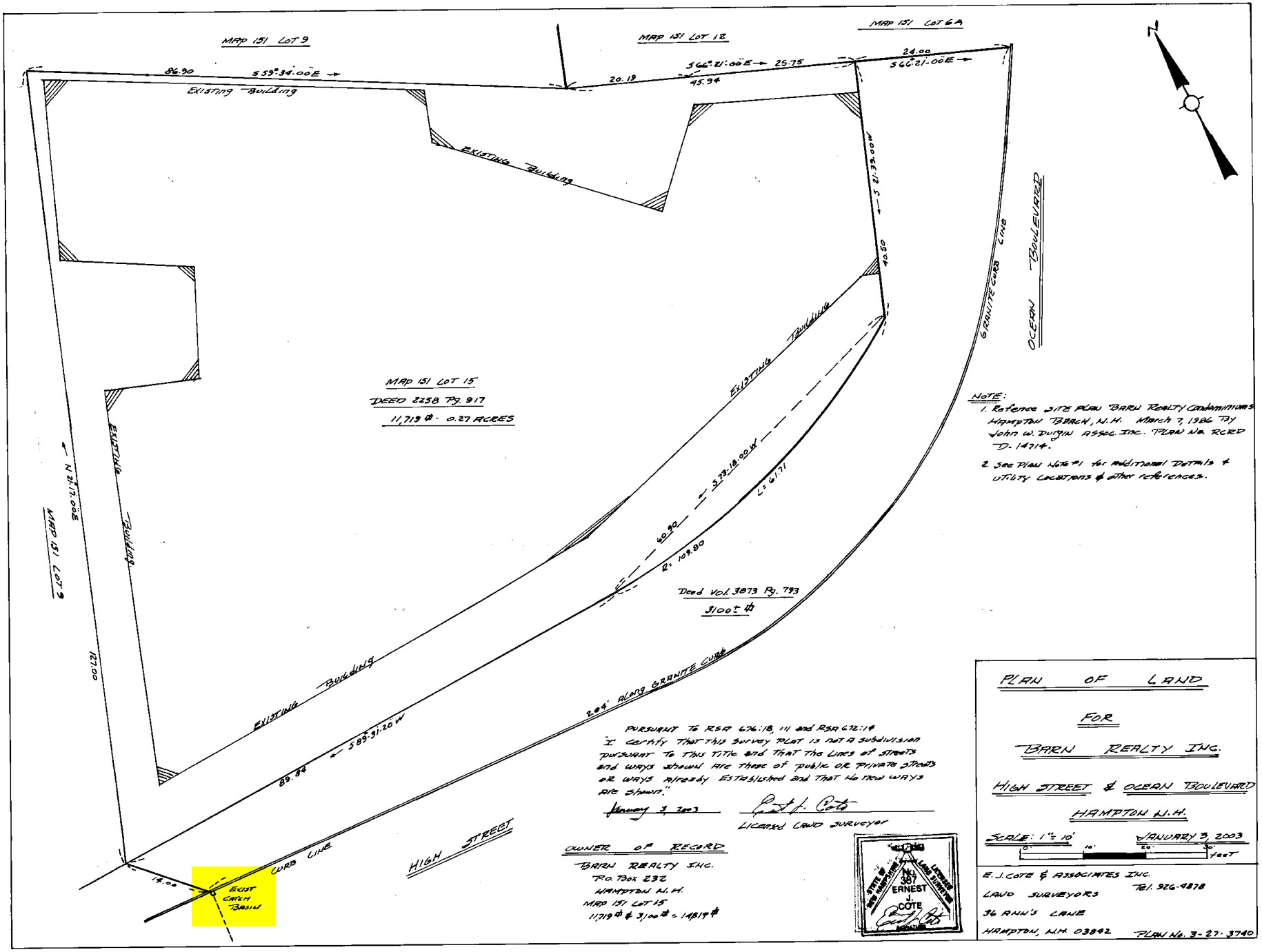
FND. I.P.	FOUND IRON PIPE
R.R.SPK.	RAILROAD SPIKE
I.PIN	IRON PIN
P.K.	P.K. NAIL
D.H.	DRILL HOLE
GW	WATER GATE
SMH	SEWER MANHOLE
G	GAS LINE
W	WATER LINE
S	SEWER LINE
OHW	OVERHEAD WIRES
GS	GAS SHUTOFF
S	SEWER CLEANOUT
EP	EDGE OF PAVEMENT
	EXISTING UTILITY POLE
GM	GAS METER, ELECTRIC METER

LOCUS MAP
(NOT TO SCALE)
ATLANTIC OCEAN
NORTH SHORE ROAD
SEABROOK AVE
NORTH BEACH ROAD
HAMPTON FALLS
HIGH STREET
KINGS HIGHWAY
ROUTE 1A
BOULEVARD

D-18428 Sheet 1 of 2

4973-2

2003 JAN -8 PM 2:11 002551



NOTE:
1. Reference SITE PLAN "BARN REALTY Condominiums HAMPTON BEACH, N.H. March 7, 1986 by John W. Durgin Assoc. Inc. PLAN No. RCRD D. 14714.
2. See Plan Note #1 for additional Details & Utility Locations & other references.

PURSUANT TO RSA 676:18, III and RSA 672:14
I Certify That this Survey Plat is not a Subdivision pursuant to this Title and That the Lines of Streets and Ways shown are those of public or private streets or ways already Established and That no new ways are Shown."

January 3, 2003

Richard J. Cote
Licensed Land Surveyor

OWNER OF RECORD
BARN REALTY INC.
P.O. Box 232
HAMPTON N.H.
MAP 151 LOT 15
11,719 ± & 3100 ± = 14,819 ±

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 387
ERNEST J. COTE

PLAN OF LAND
FOR
BARN REALTY INC.
HIGH STREET & OCEAN BOULEVARD
HAMPTON N.H.

SCALE: 1" = 10' JANUARY 3, 2003

0 10 20 30 Feet

E.J. COTE & ASSOCIATES INC.
LAND SURVEYORS
36 ANN'S LANE
HAMPTON, N.H. 03842
TEL. 926-9878
PLAN No. 3-27-3740

C-30372

Printed from Internet for on 12/8/2010

'83 SEP 14 4 5 30

PLAN OF LEASED LOTS FOR THE TOWN OF HAMPTON IN HAMPTON, N. H.

SCALE : 1" = 40' JANUARY 1983
PARKER SURVEY ASSOC., INC.
EXETER & SEABROOK, N. H.

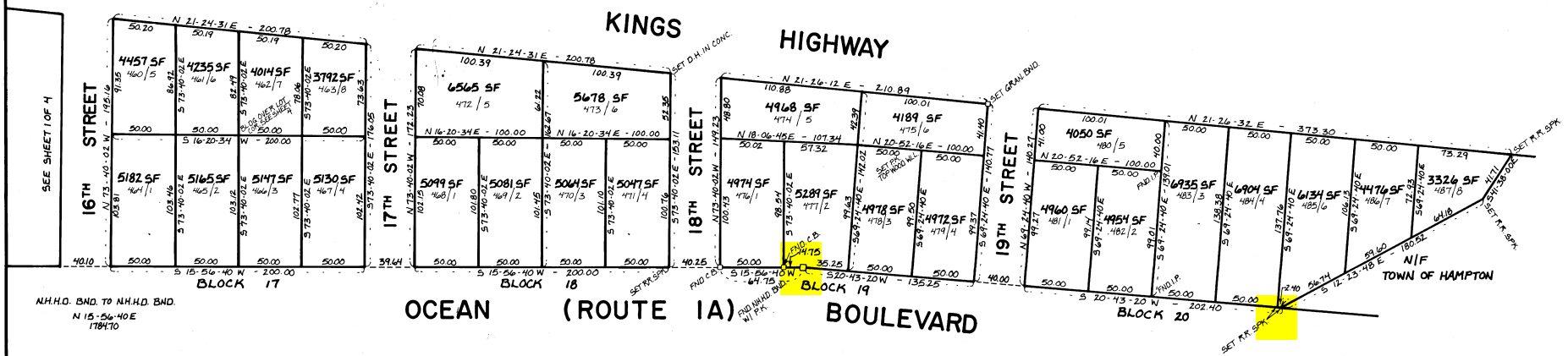
0 20 40 80 160 240 FEET
0 5 10 20 40 60 METERS

SHEET 2 OF 4 SHEETS
MATCH TO SHEET 1

AS PER PLAN NOTE 3

FOR RECORDING PURPOSES ONLY.
HAMPTON PLANNING BOARD:
Judith A. Dwight
Vice Chairman
DATE: Sept 14, 1983

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR RICHARD J. PARKER, JR. NO. 5



NOTE 1: SEE MAPS OF PLANTATION LOTS, JUNE 1909, BY W.T. ROSS, C.E. (R.C.R. PLAN NOS. 086 & 0204)

NOTE 2: SEE STATE OF N.H. HIGHWAY DEPT. LAYOUT FOR OCEAN BOULEVARD PROJ. NO. MG-M-5197 (002), M-5197 (003); SHEET NOS. 14, 15 & 17

NOTE 3: SEE "PLAN SHOWING BEACH & HIGHWAY LAND TO BE ACQUIRED BY STATE OF N.H. IN ACCORDANCE WITH CHAPTER 159 SESSION LAWS OF 1933 SCALE: 100 FT. TO AN INCH" (R.C.R. PLAN NO. 0112A)

NOTE 4: IRON PIPES WERE SET AT ALL LOT CORNERS UNLESS INDICATED OTHERWISE

NOTE 5: 422/7 — 422 INDICATES LOT NO. AS PER PLANS NOTE 1; 7 INDICATES LOT NO. AS PER TOWN OF HAMPTON ASSESSORS MAPS; SHEETS 125, 126 & 127.

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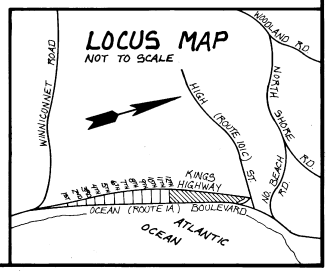


D-11832 SHEET 2 OF 2

4543
SHEET 2 OF 4

0060260

Nov 18 10 08 AM '93

OWNERS OF RECORD

MOHAMMED I. H. KHAN
11 RIDGEWOOD TERRACE
EXETER, N.H. 03833
R.C.R. 2994-1255
TAX MAP 151 LOT # 8

LEGEND

FND.	FOUND
I.P.	IRON PIPE
—x—	FENCE
I.PIN	IRON PIN
—S—	SEWER LINE
—W—	WATER LINE
○ SMH	SEWER MANHOLE
—⊕—	UTILITY POLE
15 / 15	EXISTING CONTOUR

NOTES

NOTE 1: SEE "SKETCH PLAN FOR CONSULTANTS DIVERSIFIED IN HAMPTON, N.H. SCALE: 1" = 40' APRIL, 1981 REVISED JUNE, 1981" P.S.A. PLAN #4250.

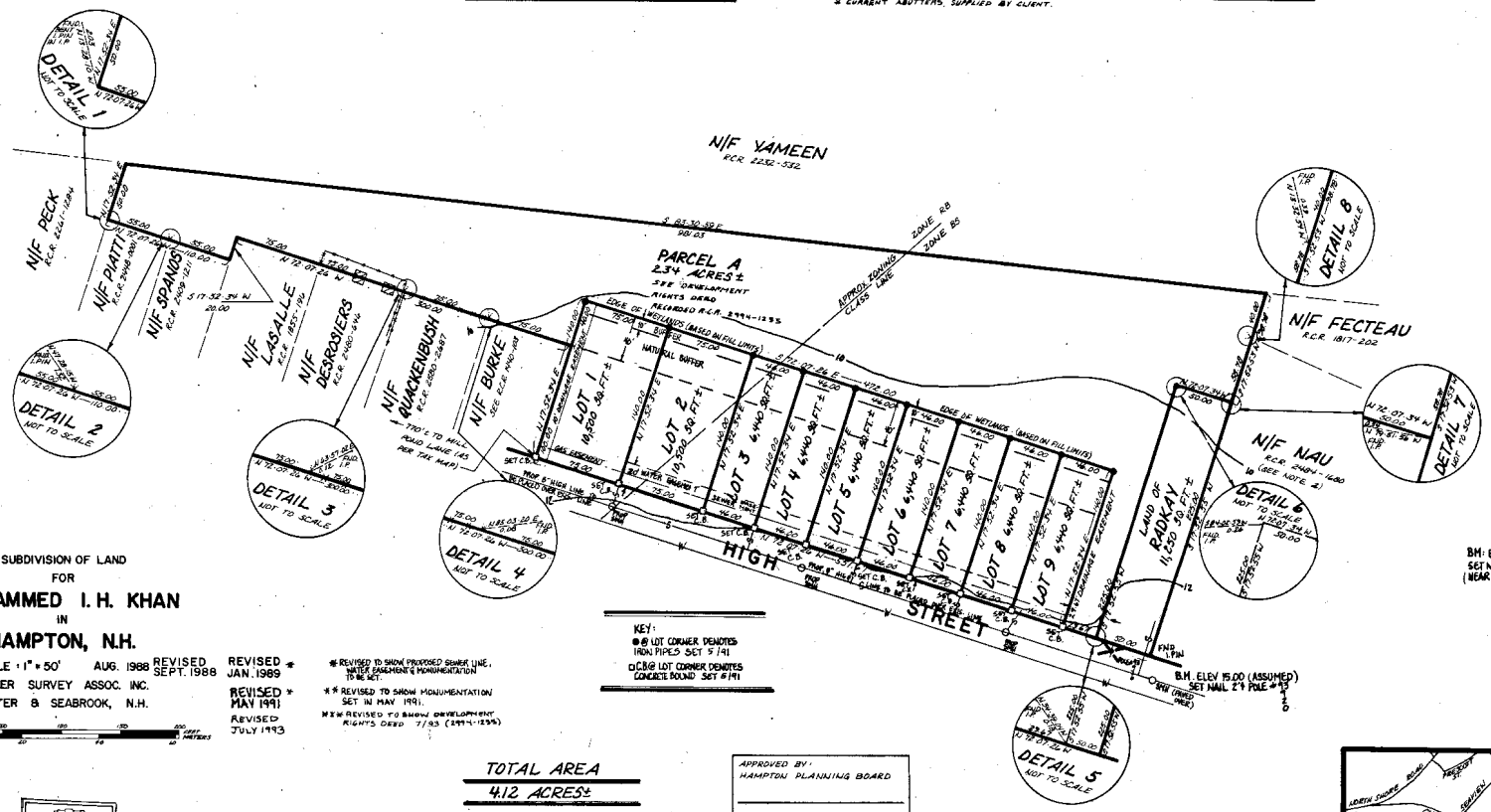
NOTE 2: SEE "SITE PLAN FOR BAILEY CONDOMINIUM IN HAMPTON, N.H. SCALE: 1" = 20' MAR. 1988 PARKER SURVEY ASSOC. INC. EXETER & SEABROOK, N.H." P.S.A. PLAN # 4973-2.

NOTE 3: ENTIRE LOT LIES IN FLOOD HAZARD ZONE A-2. (ELEV. 9) AS PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 330132 0008 B. EFFECTIVE DATE JULY 3, 1986.

ABUTTERS

STEPHEN J. & COLEEN A. PIATTI P.O. BOX 288 HAMPTON, N.H. 03842
MARY SPANOS (ETAL.) % JOHN STYLIANOS 22 PRATT ST. NASHUA, N.H. 03060
BENJAMIN J. JR., MARK & PAUL LASALLE 113 S. PORTER ST. MANCHESTER, N.H. 03103
RICHARD N. PECK %ATO P.O. BOX 1418 SARASOTA, FL. 33578
CAROLE R., RICHARD R. & DENIS R. DESROSIERS 9 JENNIFER DR. W. SPRINGFIELD, MA. 01089
CHRISTOPHER C. & BRENDA E. QUACKENBUSH 578 HIGH ST. HAMPTON, N.H. 03842
JAMES P. & NANCY L. BURKE HIGH ST. HAMPTON, N.H. 03842
KENNETH W. & PAULINE A. LANELLY, 27 MILL ROAD, HAMPTON, N.H. 03842
LOUIS T. & ANITA M. FECTEAU 935 OCEAN BLVD. HAMPTON, N.H. 03842
KATHERINE J. KANE P.O. BOX 459, RIDGEFIELD, CT 06877
ATLANTIC ISLAND OPERATION, P.O. BOX 562, EXETER, N.H. 03833
ANNE BOULIOT C/O BAILEY CONDO ASSOCIATION, 139 LITTLE RIVER ROAD, HAMPTON, NH 03842
NORTH BEACH INVESTMENT INC., P.O. BOX 340 HAMPTON, N.H. 03842

* CURRENT ABUTTERS, SUPPLIED BY CLIENT.



SUBDIVISION OF LAND
FOR
MOHAMMED I. H. KHAN
IN
HAMPTON, N.H.

SCALE: 1" = 50' AUG. 1988 REVISED SEPT. 1988
PARKER SURVEY ASSOC. INC.
EXETER & SEABROOK, N.H.

REVISED * JAN. 1989
REVISED * MAY 1991
REVISED JULY 1993

* REVISED TO SHOW PROPOSED SEWER LINE, WATER EASEMENT & MONUMENTATION TO BE SET.
* * REVISED TO SHOW MONUMENTATION SET IN MAY 1991.
*** REVISED TO SHOW DEVELOPMENT RIGHTS DEED 7/93 (2994-1255)

KEY:
● @ LOT CORNER DENOTES IRON PIPES SET 5/91
□ C.B.@ LOT CORNER DENOTES CONCRETE BOUND SET 6/91

BM: ELEV. 15.00 (ASSUMED) SET NAIL 2'± POLE # 13 (NEAR SE LOT CORNER)

B.M. ELEV 15.00 (ASSUMED) SET NAIL 2'± POLE # 13

TOTAL AREA
4.12 ACRES±

APPROVED BY:
HAMPTON PLANNING BOARD
DATE:

APPROVED 11-18-93
CHAIRMAN, HAMPTON PLANNING BD.

STATE OF NEW HAMPSHIRE — LAND SURVEYOR — No. 5 — RICHARD P. PARKER, JR.

Richard P. Parker Jr.

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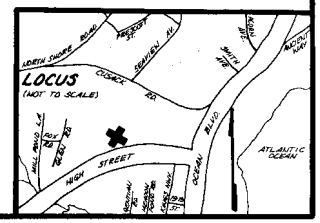
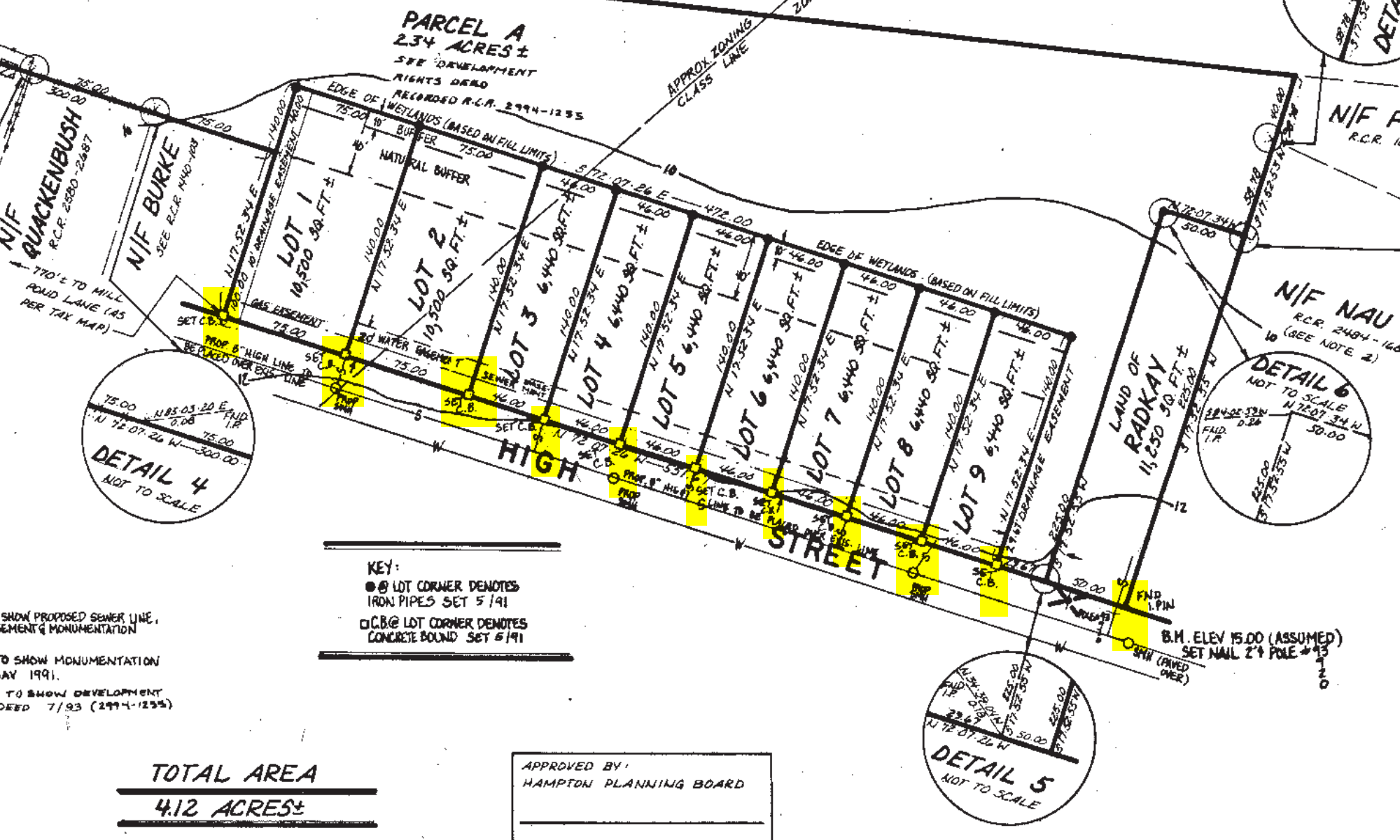
D-22568

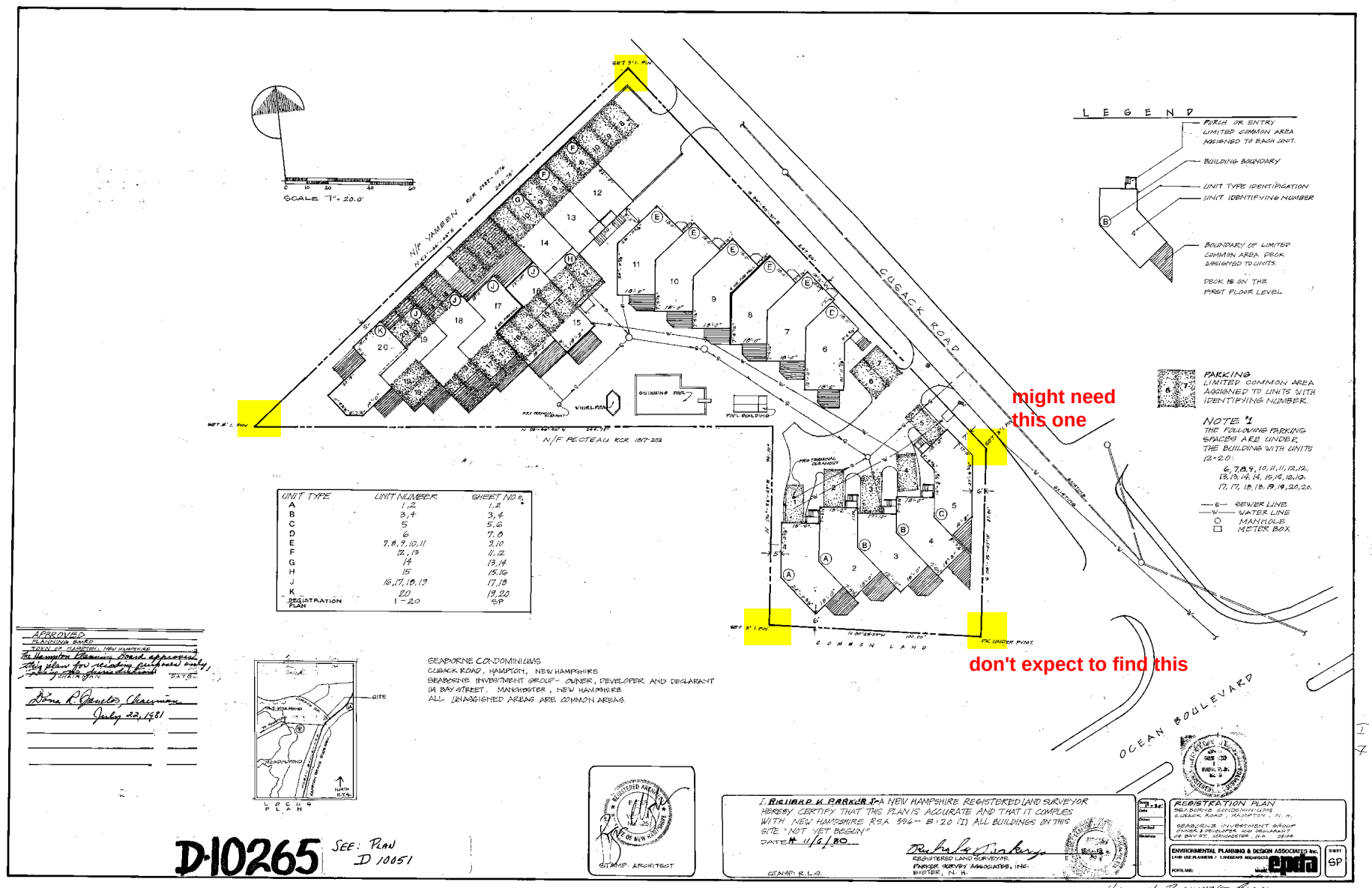


4250-2 SHEET 1 OF 2


PARCEL A
2.34 ACRES±
SEE DEVELOPMENT RIGHTS DEED RECORDED R.C.R. 2994-1235
APPROX. ZONING CLASS LINE
EDGE OF WETLANDS (BASED ON FILL LIMITS)
10' BUFFER
NATURAL BUFFER
LOT 1 10,500 SQ. FT.±
LOT 2 10,500 SQ. FT.±
LOT 3 6,440 SQ. FT.±
LOT 4 6,440 SQ. FT.±
LOT 5 6,440 SQ. FT.±
LOT 6 6,440 SQ. FT.±
LOT 7 6,440 SQ. FT.±
LOT 8 6,440 SQ. FT.±
LOT 9 6,440 SQ. FT.±
LAND OF RADKAY 11,250 SQ. FT.±
N/F QUACKENBUSH R.C.R. 2580-2487
N/F BURKE SEE R.C.R. 1440-103
770'± TO MILL POND LANE (AS PER TAX MAP)
GAS EASEMENT
2" WATER GATE VALVE
SEWER LINE
PROP. 6" HIGH LINE TO BE PLACED OVER EXIST. LINE
HIGH STREET
S72°07'26"E 472.00
N72°07'34"W 50.00
S17°52'53"W 625.00
N17°52'34"E 140.00
2963 DRAINAGE EASEMENT
N/F NAU R.C.R. 2484-168 (SEE NOTE 2)
DETAIL 4 NOT TO SCALE
DETAIL 5 NOT TO SCALE
DETAIL 6 NOT TO SCALE
B.M. ELEV 15.00 (ASSUMED) SET NAIL & "P" POLE #13
SHW (PAVED OVER)
FND I.PIN
SET C.B.
PROP. C.B.
KEY:
● @ LOT CORNER DENOTES IRON PIPES SET 5/91
□ C.B. @ LOT CORNER DENOTES CONCRETE BOUND SET 5/91
SHOW PROPOSED SEWER LINE, EMENT & MONUMENTATION
O SHOW MONUMENTATION AY 1991.
TO SHOW DEVELOPMENT EED 7/93 (2994-1235)
TOTAL AREA
4.12 ACRES±
APPROVED BY:
HAMPTON PLANNING BOARD

Jul 22 10 53 AM '81

15326



LEGEND

- PORCH OR ENTRY LIMITED COMMON AREA ASSIGNED TO EACH UNIT.
- BUILDING BOUNDARY
- UNIT TYPE IDENTIFICATION
- UNIT IDENTIFYING NUMBER
- BOUNDARY OF LIMITED COMMON AREA DECK ASSIGNED TO UNITS. DECK IS ON THE FIRST FLOOR LEVEL

PARKING
LIMITED COMMON AREA ASSIGNED TO UNITS WITH IDENTIFYING NUMBER.

NOTE 1
THE FOLLOWING PARKING SPACES ARE UNDER THE BUILDING WITH UNITS 12-20:
6, 7, 8, 9, 10, 11, 11, 12, 12, 13, 13, 14, 14, 15, 15, 16, 16, 17, 17, 18, 18, 19, 19, 20, 20.

—G— SEWER LINE
—W— WATER LINE
MANHOLE
METER BOX

UNIT TYPE	UNIT NUMBER	SHEET NO.S
A	1,2	1,2
B	3,4	3,4
C	5	5,6
D	6	7,8
E	7,8,9,10,11	9,10
F	12,13	11,12
G	14	13,14
H	15	15,16
J	16,17,18,19	17,18
K	20	19,20
REGISTRATION PLAN	1-20	SP

APPROVED
PLANNING BOARD
TOWN OF HAMPTON, NEW HAMPSHIRE
The Hampton Planning Board approves this plan for recording purposes only.
CHAIRMAN DATE
Donna R. Panton, Chairman
July 22, 1981

SEABORNE CONDOMINIUMS
CUSACK ROAD, HAMPTON, NEW HAMPSHIRE
SEABORNE INVESTMENT GROUP - OWNER, DEVELOPER AND DECLARANT
IN BAY STREET, MANCHESTER, NEW HAMPSHIRE
ALL UNASSIGNED AREAS ARE COMMON AREAS.

STAMP: ARCHITECT

I, RICHARD K. PARKER JR. A NEW HAMPSHIRE REGISTERED LAND SURVEYOR HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND THAT IT COMPLIES WITH NEW HAMPSHIRE RSA 356-B:20 (I) ALL BUILDINGS IN THIS SITE "NOT YET BEGUN"
DATE 11/6/80
Richard K. Parker
REGISTERED LAND SURVEYOR
PARKER SURVEY ASSOCIATES, INC.
EXETER, N. H.
STAMP: R.L.S.

REGISTRATION PLAN
SEABORNE CONDOMINIUMS
CUSACK ROAD, HAMPTON, N. H.
SEABORNE INVESTMENT GROUP
OWNER & DEVELOPER AND DECLARANT
IN BAY ST. MANCHESTER, N.H.

ENVIRONMENTAL PLANNING & DESIGN ASSOCIATES Inc.
LAND USE PLANNERS / LANDSCAPE ARCHITECTS
PORTLAND

epda

SHEET SP

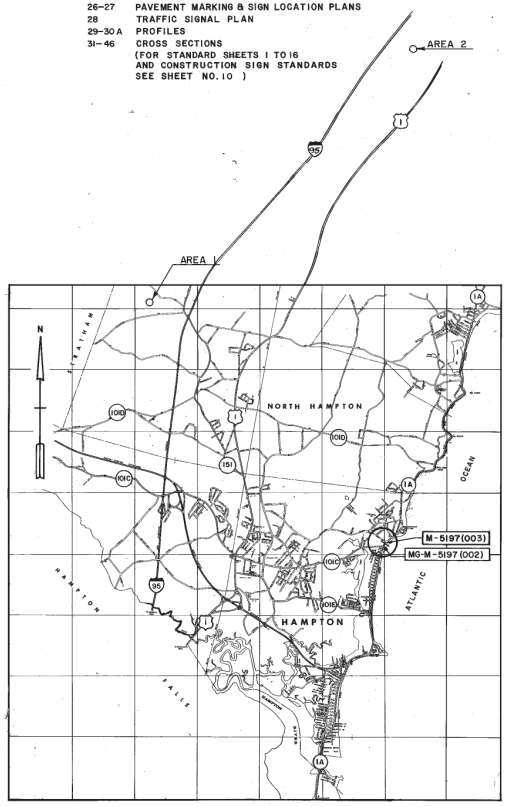
D-10265 SEE: PLAN D 10051

HAMPTON PLANNING BOARD

STATE	PROJ. NO.	SHEET NO.	TOTAL SHEETS
N. H.			

INDEX OF SHEETS

SHEET NO.	1	TITLE PAGE
	2–4	TYPICAL SECTIONS OF IMPROVEMENT
	5–8	SUMMARY OF QUANTITIES
	9–12	DETAIL SHEETS
	13	KEY PLAN OF DRAWINGS
	14–25	PLAN SHEETS
	26–27	PAVEMENT MARKING & SIGN LOCATION PLANS
	28	TRAFFIC SIGNAL PLAN
	29–30A	PROFILES
	31–46	CROSS SECTIONS
		(FOR STANDARD SHEETS 1 TO 16 AND CONSTRUCTION SIGN STANDARDS SEE SHEET NO. 10)



LOCATION MAP

CONVENTIONAL SIGNS

STATE LINE
TOWN LINE
FENCE
STONE WALL
UNFENCED PROPERTY
TRAVELED WAY
RAILROAD
RETAINING WALL
SEWER MANHOLE
HYDRANT
LEDGE
BRUSH LINE
SWAMP
PROPERTY PARCEL NO.
MEDIAN CROSS-OVER
R O W LINE
SURVEY LINE
CULVERT
POWER POLE
TELEPHONE POLE
TELEGRAPH POLE
JOINT POWER & TEL. POLE
GROUND ELEVATION (LEFT)
GRADE ELEVATION (RIGHT)
SLOPE LINE
CATCH BASIN
DROP INLET
BOUND
CLEARING & GRUBBING AREA

DRAWN BY J.C. PULIAFICO DATE 11-1-79
CHECKED BY J.W. BOLDUC DATE 12-19-79

QN-30-1

STATE OF NEW HAMPSHIRE
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

PLANS OF PROPOSED
FEDERAL AID PROJECT

MG-M-5197(002)
M-5197(003)
N.H. PROJECT NO. C-2429-B
C-2429-C

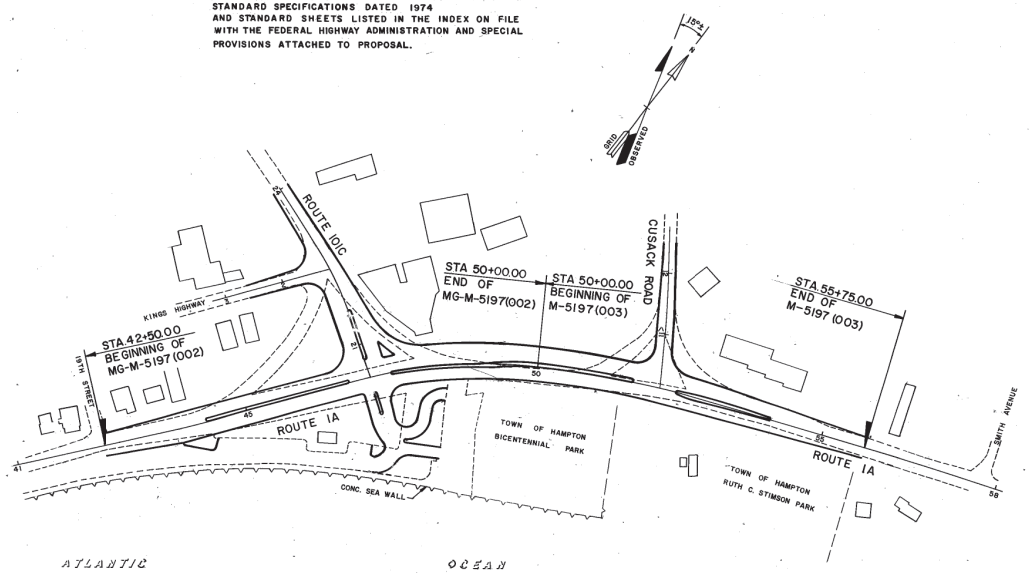
SCALES (PLAN 1" = 20'
PROFILE VERT. 1" = 4' HOR. 1" = 20'
CROSS SECTION VERT. 1" = 5' HOR. 1" = 5'

THIS PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS DATED 1974 AND STANDARD SHEETS LISTED IN THE INDEX ON FILE WITH THE FEDERAL HIGHWAY ADMINISTRATION AND SPECIAL PROVISIONS ATTACHED TO PROPOSAL.

DESIGN DATA

AVERAGE DAILY TRAFFIC	1976	5200	
AVERAGE DAILY TRAFFIC	1986	6400	
TRAFFIC CLASSIFICATION		L	
DESIGN SPEED		30	M. P. H.
MAXIMUM CURVATURE		11.5	DEGREES
MAXIMUM GRADIENT		3.83	%
NON-PASSING SIGHT DISTANCE			
K FACTOR – CREST	28	SAG 35	
LENGTH OF PROJECT		0.251	MILES

NOTE: COORDINATES NOTED ARE IN THE NEW HAMPSHIRE COORDINATE SYSTEM (APPROXIMATE); AS ESTABLISHED BY PHOTOGRAMMETRIC MAPPING CONTRACT PA-3374



AS BUILT PLANS

LAYOUT
SCALE 1" = 100 FEET

TOWN OF HAMPTON
COUNTY OF ROCKINGHAM

THE STATE OF NEW HAMPSHIRE
RICHARD W. ALBRECHT
No. 1399
REGISTERED PROFESSIONAL ENGINEER

PLANS PREPARED BY
FAY, SPOFFORD & THORNDIKE, INC.
ENGINEERS, BOSTON, MASS.
BY Richard W. Albrecht

RECOMMENDED FOR APPROVAL: DATE 7-14-80

Russell Wilson
DEPUTY COMMISSIONER AND CHIEF ENGINEER

APPROVED:
John A. Clement
COMMISSIONER

SECONDARY ROADS ENGINEER

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
APPROVED:

DIVISION ADMINISTRATOR DATE

PROJ. NO.	SHEET NO.	TOTAL SHEETS
MG-M-5197(002)	1	46
M-5197(003)		

STATE	PROJ. NO.	SHEET NO.	TOTAL SHEETS
N. H.			

INDEX OF SHEETS

SHEET NO.	1	TITLE PAGE
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	14–25	PLAN SHEETS
	26–27	PAVEMENT MARKING & SIGN LOCATION PLANS
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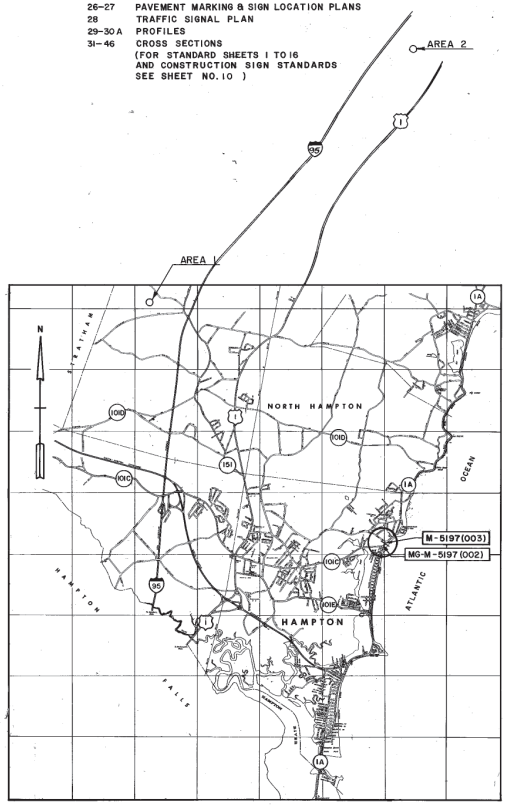
	29–30A	PROFILES
	31–46	CROSS SECTIONS
		(FOR STANDARD SHEETS 1 TO 16 AND CONSTRUCTION SIGN STANDARDS SEE SHEET NO. 10)



LOCATION MAP

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RAILROAD
RETAINING WALL
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BOUND
CLEARING & GRUBBING AREA

DRAWN BY J.C. PULIAFICO DATE 11-1-79
CHECKED BY J.W. BOLDUC DATE 12-19-79

QN-30-1

STATE OF NEW HAMPSHIRE
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

PLANS OF PROPOSED
FEDERAL AID PROJECT

MG-M-5197(002)
M-5197(003)
N.H. PROJECT NO. C-2429-B
C-2429-C

SCALES (PLAN 1" = 20'
PROFILE VERT. 1" = 4' HOR. 1" = 20'
CROSS SECTION VERT. 1" = 5' HOR. 1" = 5'

THIS PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS DATED 1974 AND STANDARD SHEETS LISTED IN THE INDEX ON FILE WITH THE FEDERAL HIGHWAY ADMINISTRATION AND SPECIAL PROVISIONS ATTACHED TO PROPOSAL.

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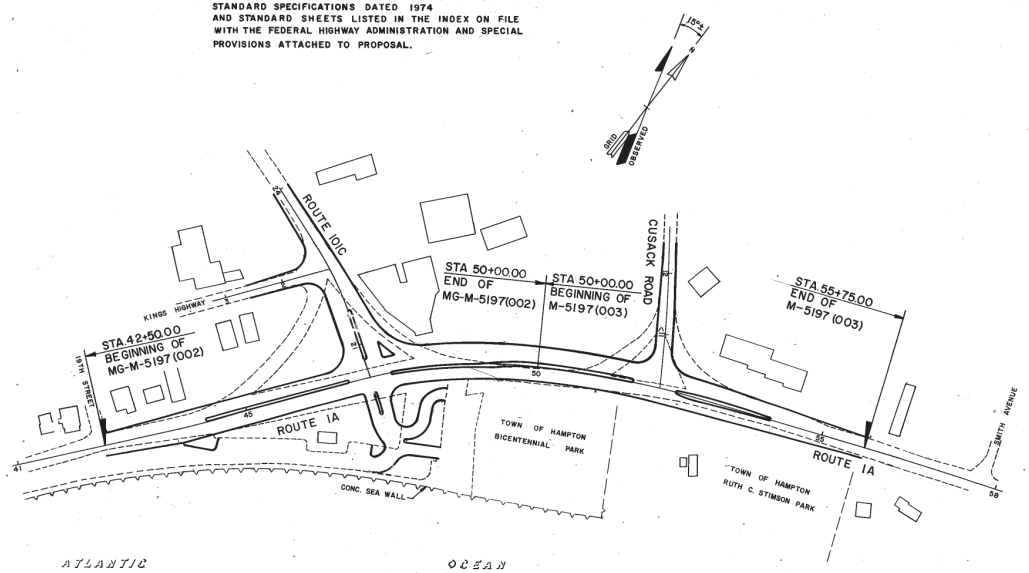
AVERAGE DAILY TRAFFIC	1986	6400	
TRAFFIC CLASSIFICATION		L	
DESIGN SPEED		30	M. P. H.
MAXIMUM CURVATURE		11.5	DEGREES
MAXIMUM GRADIENT		3.83	%
NON-PASSING SIGHT DISTANCE			
K FACTOR – CREST	28	SAG 35	
LENGTH OF PROJECT		0.251	MILES

NOTE: COORDINATES NOTED ARE IN THE NEW HAMPSHIRE COORDINATE SYSTEM (APPROXIMATE); AS ESTABLISHED BY PHOTOGRAMMETRIC MAPPING CONTRACT PA-3374



AS BUILT PLANS

LAYOUT
SCALE 1" = 100 FEET

TOWN OF HAMPTON
COUNTY OF ROCKINGHAM

THE STATE OF NEW HAMPSHIRE
RICHARD W. ALBRECHT
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PLANS PREPARED BY
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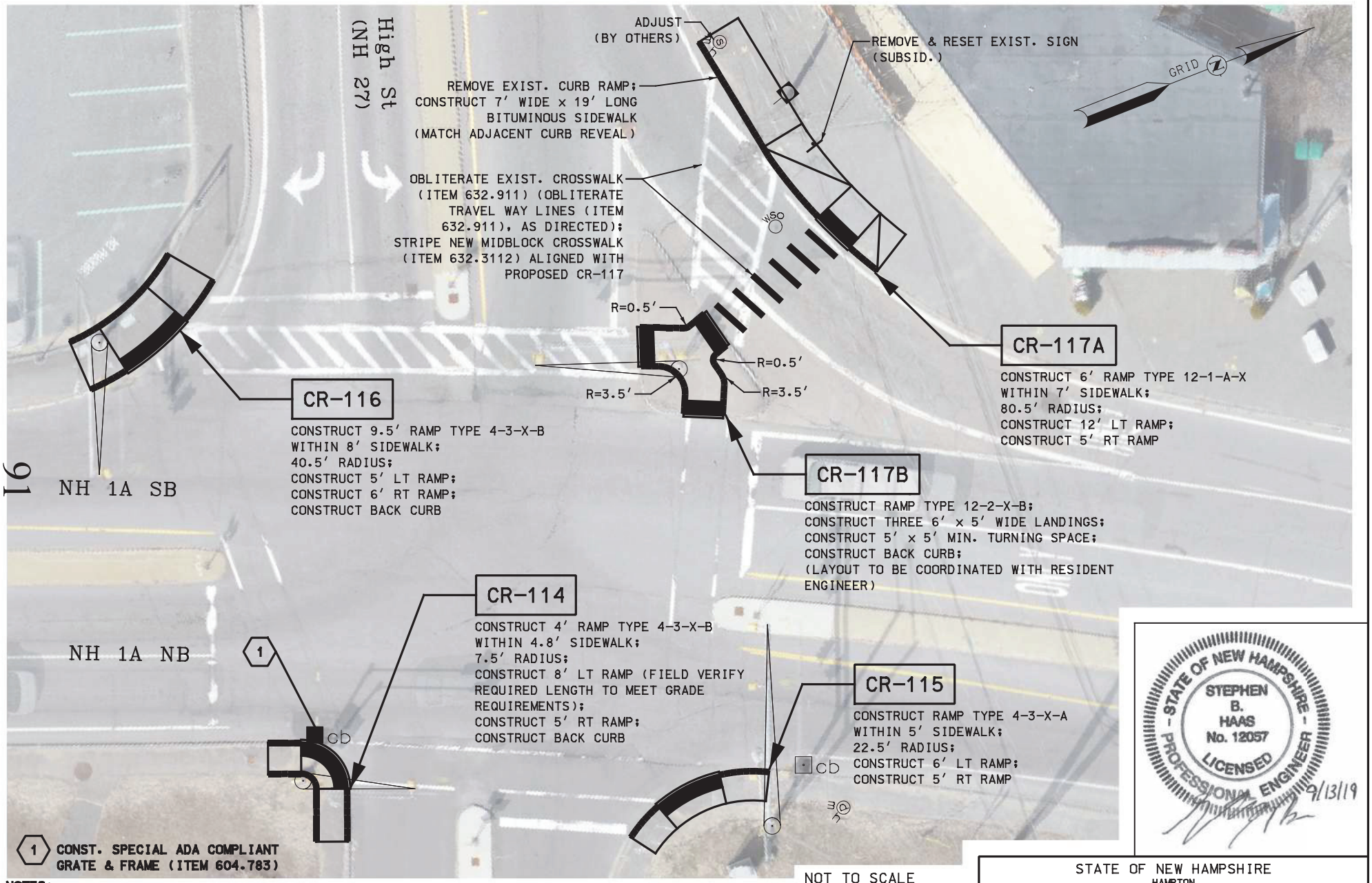
DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
APPROVED:

DIVISION ADMINISTRATOR DATE

PROJ. NO.	SHEET NO.	TOTAL SHEETS
MG-M-5197(002)	1	46
M-5197(003)		



91

STATE OF NEW HAMPSHIRE
STEPHEN B. HAAS
No. 12057
LICENSED PROFESSIONAL ENGINEER
9/13/19

NOTES:

1. ALL SIDEWALK WIDTHS ARE NON-INCLUSIVE OF CURB.
2. LT & RT RAMP DESIGNATIONS ARE ORIENTED FACING RAMP FROM STREET.
3. MIDBLOCK RAMPS SHALL BE CENTERED ON CROSSWALKS. RAMPS AT STREET CORNERS SHALL BE IN LINE WITH CURB/EDGE OF PAVEMENT LIMITS. LAYOUT TO BE COORDINATED WITH RESIDENT ENGINEER PRIOR TO CONSTRUCTION.

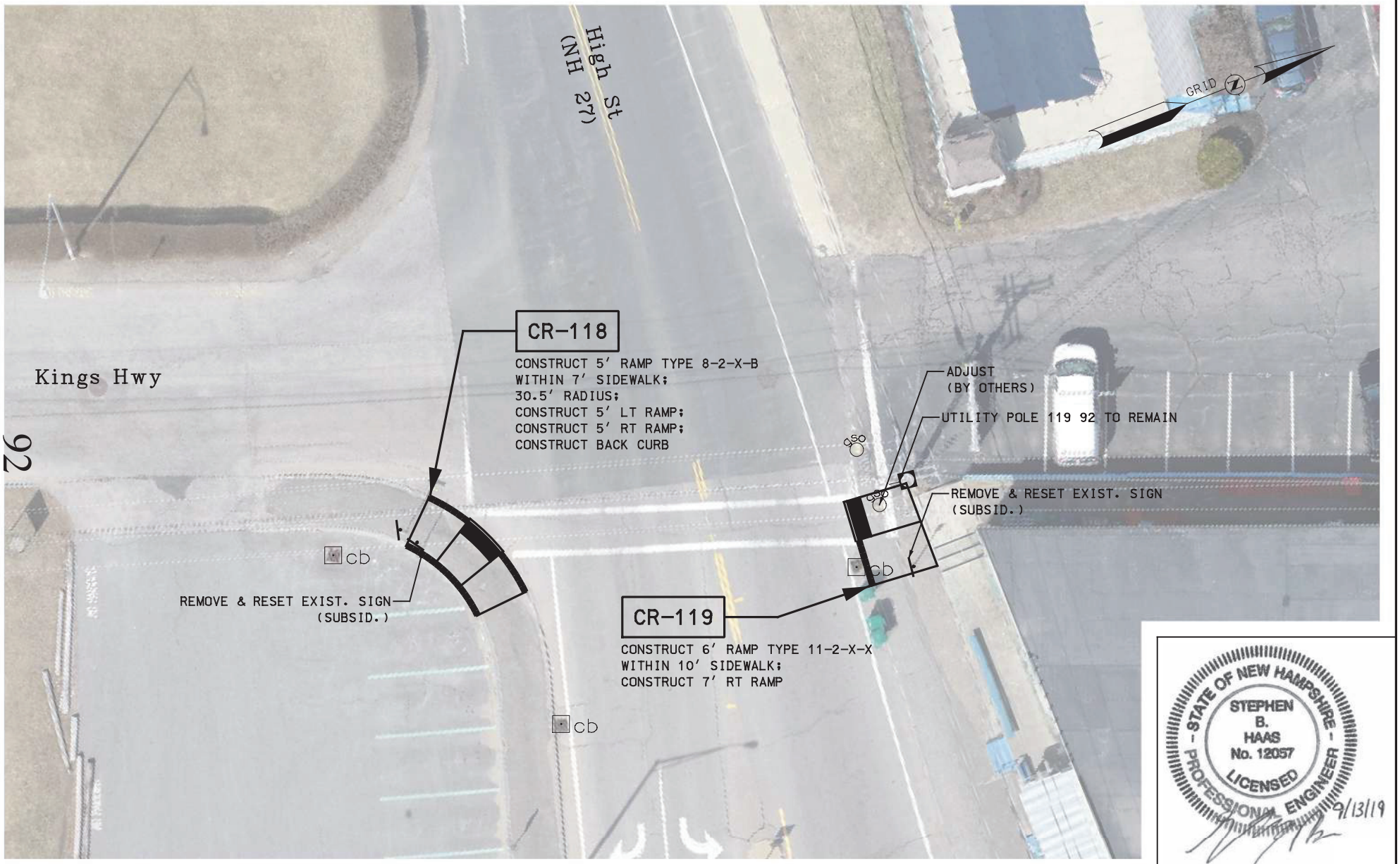
NOT TO SCALE

Hoyle, Tanner & Associates, Inc.

STATE OF NEW HAMPSHIRE
HAMPTON
DEPARTMENT OF TRANSPORTATION ∘ BUREAU OF HIGHWAY DESIGN

NH ROUTE 1A (OCEAN BLVD) SIDEWALK CURB RAMPS
FIGURE 42

HTA PROJECT NO.	MODEL	DGN	STATE PROJECT NO.	SHEET NO.	TOTAL SHEETS
092593.01	FIG42	42295RampFigures	42295	69	71



STATE OF NEW HAMPSHIRE
STEPHEN B. HAAS
No. 12057
LICENSED PROFESSIONAL ENGINEER
9/13/19

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NOT TO SCALE

Hoyle, Tanner & Associates, Inc.

STATE OF NEW HAMPSHIRE
HAMPTON
DEPARTMENT OF TRANSPORTATION ∘ BUREAU OF HIGHWAY DESIGN

NH ROUTE 1A (OCEAN BLVD)
SIDEWALK CURB RAMPS
FIGURE 43

HTA PROJECT NO.	MODEL	DGN	STATE PROJECT NO.	SHEET NO.	TOTAL SHEETS
092593.01	FIG43	42295RampFigures	42295	70	71

Copy of the letter sent to the following:
S. C. Otis, Right-of-Way Engr.
H. H. Richardson, Maintenance Engr.
F. M. Auer, Planning & Economics Engr.
L. B. Morrill, Sign Shop
K. E. Gillis, Div. Engr.

December 22, 1963

To the Selectmen
of the
Town of Hampton
New Hampshire

Gentlemen:-

Recently we have completed the reconstruction Projects EBF-020-1(2) and EBF-020-1(3), of portions of Route 101-C in your town. The further occasion for use of certain sections of these relocated highways has been investigated and it is not felt these will carry other than local traffic. For this reason I am reassigning those portions of these sections lying outside the new right-of-way to Class V highways as provided for under the provisions of Chapter 229:13 RSA.

The sections are:

a. Between the Exeter-Hampton Town Line and Towle Road, and

b. Between the Compact Marker at Progress Profile Station 5360 and Route 1A at Progress Profile Station 12300.

Should you also find no occasion for their use as town highways, the sections can be discontinued at your next Town Meeting. If they are retained in your town highway system, the sections will be added to your Town Road Aid Mileage which will proportionately increase the yearly allotment of Town Road Aid to your town.

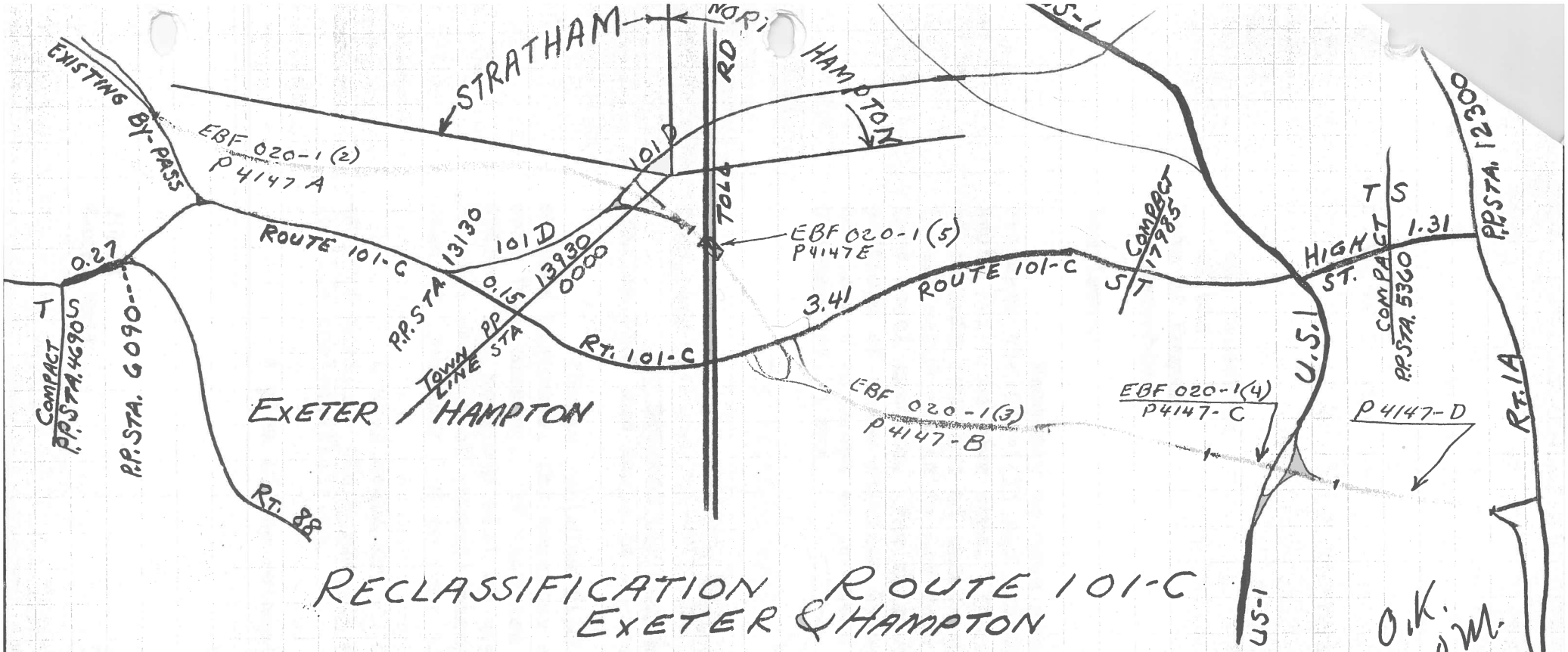
I have asked Mr. K. E. Gillis, Division Engineer in your area, to visit you and answer any questions relative to this reclassification.

A plan of the relocated construction is enclosed.

Very truly yours,

JOM:f
Cert. Mail

John O. Morton
Commissioner



RECLASSIFICATION ROUTE 101-C EXETER & HAMPTON

O.K. J.O.M.

Oct 17, 1963

EXETER RT. 101-C

CLASS I TO CLASS IV FROM EXISTING COMPACT AT PROGRESS PROFILE STA 4690 TO JCT. RT. 88 AT PROGRESS PROFILE STA 6090 — 0.27 Mi.

CLASS I TO CLASS II FROM JCT. WITH RT. 101-D AT P.P. STA 13130 TO EXETER-HAMPTON TOWN LINE AT P.P. STA. 13930 — 0.15 Mi.

HAMPTON RT. 101-C

CLASS I TO CLASS IV FROM EX-HAM TOWN LINE AT P.P. STA. 0000 TO JUNCTION WITH TOWLE ROAD (EXISTING COMPACT) AT P.P. STA 17985 — 3.41 Mi.

CLASS II TO CLASS IV FROM EXISTING COMPACT AT THE FIVE CORNERS AT PROG. PROF. STA. 5360 TO JCT. RT. 1A AT P.P. STA. 12300 — 1.31 Mi

CLASSIFY PROJ. P-4147-D AS CLASS II

Consideration less than one hundred dollars. 2259-1753

Barn Realty, Inc. EASEMENT DEED High St., Hampton, N. H.

13833

REC'D ROCKINGHAM COUNTY REGISTRY OF DEEDS

Pg 569

Barn Realty Inc, Husband/Wife of Hampton N.H. in the County of Rockingham, and the State of New Hampshire, for consideration paid, grant to Exeter & Hampton Electric Company, a New Hampshire corporation with a principal place of business in Exeter, in said County and State, its successors, assigns, lessees, licensees and permittees with QUITCLAIM covenants, the perpetual right and easement to build, maintain and operate and at its pleasure to remove, replace or substitute lines of poles with crossarms, wires and other appurtenances for the transmission of electric energy and intelligence including the necessary guys, over and across land of the Grantors located on High St + Ocean Blvd. together with wires leading to and from said poles or from poles or structures located on lands adjacent thereto, in the location described as follows:

One pole and Anchor to supply 3 Ø sevice.

the exact location of the lines to be made definite by the erection thereof.

There is hereby conveyed the right to trim and remove from the premises of the Grantors such trees and other growth as in the judgment of the Grantee may interfere with or endanger the line or the operation thereof, all wood and timber to remain the property of the Grantors.

The Grantor covenants and agrees that if any poles or wires or associated equipment installed in pursuance of this conveyance are required to be removed in connection with the layout or acceptance of streets or highways, the Grantor will reimburse the Grantee for all of its costs incurred in connection therewith.

There is further conveyed the right at any and all reasonable time to enter upon said land of the Grantors or their successors in interest in order to accomplish the purposes hereinabove set forth.

We, the aforesaid Grantors, do hereby waive and relinquish all rights of dower, curtesy and homestead and any other interests therein.

WITNESS the hands and seals of the Grantors this 14th day of June 19 76.

Witness:

Gertrude B Leoutsakos
Gertrude B. Leoutsakos

Barn Realty Inc
Barn Realty, Inc.
by F J Schaake Treas
F. J. Schaake, Treas.

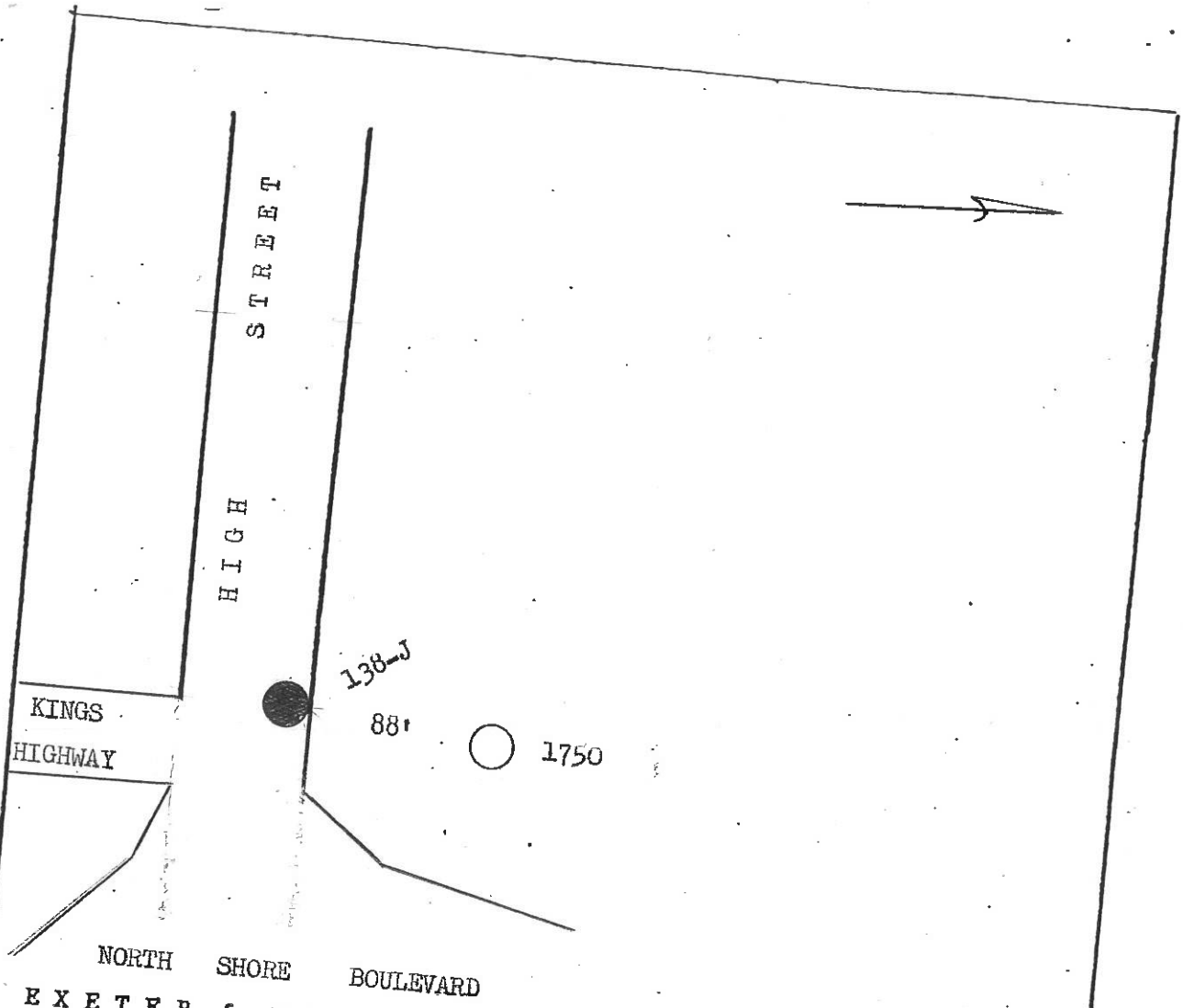
The State of New Hampshire
Rockingham ss.

On this the 14th day of June, 1976, before me, the undersigned officer, personally appeared F.J. Schaake Treas, known to me to be the persons whose names is/are subscribed to the within instrument and acknowledged that he/~~they~~ executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Gertrude B Leoutsakos
Notary Public

120370
M-65



EXETER & HAMPTON ELECTRIC COMPANY

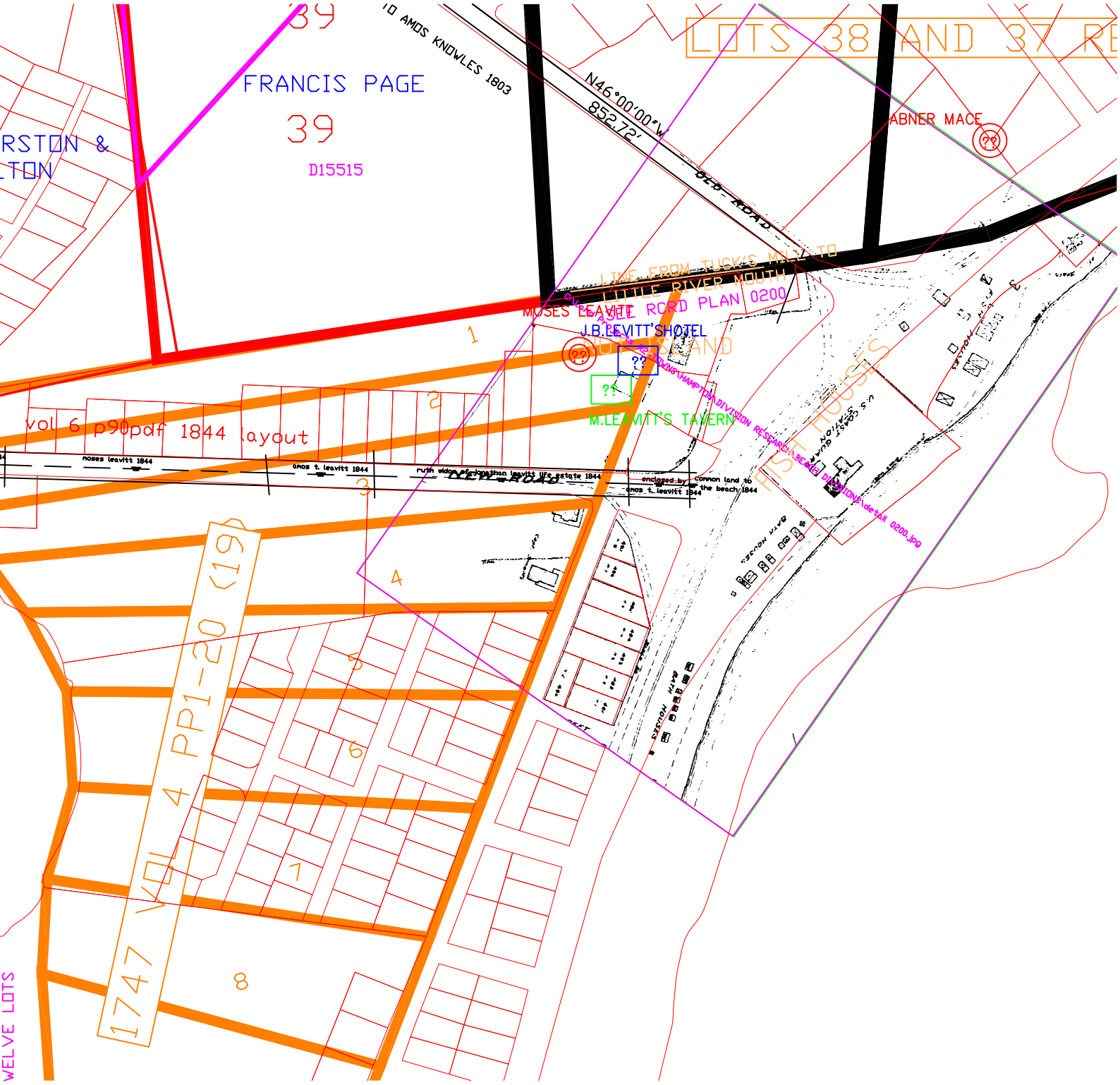
PROPOSED POLE LOCATION

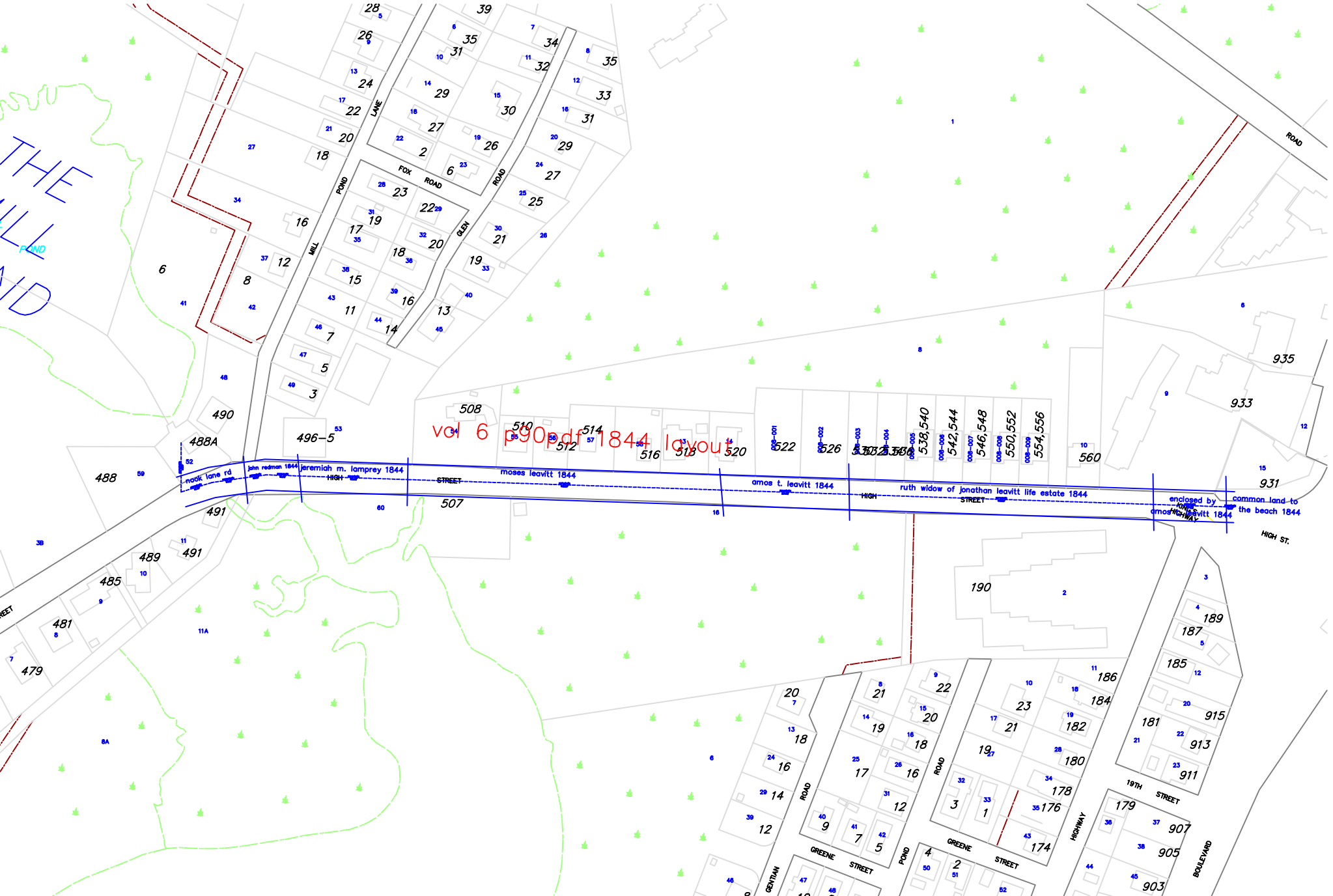
Property of Barn Realty, Inc. (Fred. Schaake)

In Hampton, N.H.

Plan No. PPQ - 594 Dated Oct. 20, 1976

EXISTING POLE ● PROPOSED LOCATION ○


LOTS 38 AND 37 RE
FRANCIS PAGE
39
D15515
10 AMOS KNOWLES 1803
N46°00'00"W
852.72'
OLD ROAD
ABNER MACE
LINE FROM TUCKIS MILL TO LITTLE RIVER MOUTH
SEE ROAD PLAN 0200
MOSES LEAVITT
J.B.LEVITT'S HOTEL
M.LEAVITT'S TAVERN
vol 6 p90pdf 1844 layout
moses leavitt 1844
amos t. leavitt 1844
ruth widow of jonathan leavitt life estate 1844
enclosed by common land to the beach 1844
1747 VOL 4 PP1-20 (19)
1
2
3
4
5
6
8
WELVE LOTS


vol 6 p90.pdf 1844 layout
john redman 1844
jeremiah m. lamprey 1844
moses leavitt 1844
amos t. leavitt 1844
ruth widow of jonathan leavitt life estate 1844
enclosed by
common land to the beach 1844
HIGH STREET
HIGH ST.
FOX ROAD
MILL POND
GLEN ROAD
LANE
ROAD
GREENE STREET
19TH STREET
HIGHWAY
BOULEVARD
POND

foregoing deed is such that if the said John F. Larkin his heirs, executors or administrators shall well and truly pay unto the said James A. Folsom or his heirs or assigns, $1200, according to the tenor of his certain promissory note for that amount of even date herewith, for value received, payable to the order of said James A. Folsom, as follows: $10.00 each and every month for a period of four (4) years from the date thereof, and then the whole of the unpaid balance shall be due and payable on demand; with interest at six per cent. per annum; payable semi annually. Failure to pay installments, as aforesaid when due shall make the whole unpaid balance due and payable on demand. And keep the buildings on said premises insured against loss by fire in at least the sum of $1200.00 payable in case of loss to said James A. Folsom as his mortgage interest may appear, then the foregoing deed shall be void and of no effect, otherwise to remain in full force and virtue!
In witness whereof we have hereunto set our hands and seals this first day of June A. D. 1900.
Signed, sealed and delivered
in presence of us.
Edwin F. Jones — John F. Larkin (L.S.)
A. W. Morgan — Mary E. Larkin (L.S.)
State of New Hampshire, Hillsborough ss. June 2, A.D. 1900.
Then the above named John F. Larkin and Mary E. Larkin personally appearing acknowledge the above instrument to be their free act and deed. Before me-
A. W. Morgan
Justice of the Peace.
Received and Recorded June 6, 9-30 a.m. 1900
William Morrill — Register

War Deavitt et als to Deavitt

Deed to F. R. Drake

Know all Men by these Presents,
That we Rebecca R. Deavitt, a widow, Irvin E. Deavitt, Charles W. Deavitt, William E. Deavitt by his Guardian, Amos T. Deavitt, Carrie L. Cole, widow, of Hampton, New Hampshire; Amos T. Deavitt of Wallaston, Mass, and Frank E. Deavitt of Moreno, California, for and in consideration of the sum of One {U.S. Rev. $7.00} dollar to me in hand, before the delivery hereof, well and truly paid by Jacob B. Deavitt of Hampton, County of Rockingham, State of New Hampshire the receipt whereof we do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Jacob B. Deavitt his heirs and assigns forever.
An undivided half, being the interest owned by the late Moses Deavitt in the following described real estate

situated in said Hampton, ten acres more or less, of wood land known as Bear Swamp, bounded Easterly by Little River Road, so called; Southerly by land of Aptos K. Blake and land of Joseph Perkins; Westerly by Twelve Shares Wall, so called; Northerly by land of Heirs of said Moses Leavitt.
One half acre, more or less, of meadow land, triangular shaped, bounded Northerly by the highway leading from Five Corners, so called, to U. S. Life Savings Station; Easterly and Southerly by land of Irvin E. Leavitt; Westerly by Waste Gate Stream so called. Two acres, more or less, of Plantation Land, so called, bounded Northerly by land of Heirs of Moses Leavitt, Easterly by Common Land, so called, Southerly by land of Joseph Blake, Westerly by Waste Gate Stream.
Five acres, more or less, tillage and meadow land, with all buildings thereon, bounded Easterly by Common Land, Southerly by Heirs of Moses Leavitt and the highway leading from Five Corners to U. S. Life Savings Station; Westerly and Northerly by a ditch, across the said ditch is land of William Leavitt and land owned now or formerly by Warren F. Putnam; said described piece comes out to the Back Road, where said road swings southeasterly, to enter the Beach Road, so called.
Thirty five acres more or less, meadow, tillage and pasture land including the so called Further Green, Ox Pasture, Cow Pasture, Turnip Field, First Green and all buildings thereon and some other land, bounded Easterly by the Beach Road, Southerly by the Back Road, so called, Westerly by land of said Jacob B. Leavitt and Heirs of said Moses Leavitt, being land in which said Jacob B. Leavitt this day conveys his interest to said Heirs; the westerly line of the thirty five acres now being described is an old ditch running from said Back Road to an old wall and said wall, which said wall extends to Locke's Road, so called; Northerly by said Locke's Road. Also three acres, more or less, of pasture land, which before the Beach Road was built was included in said Ox Pasture and Cow Pasture, bounded Westerly by said Beach Road, Northerly, Easterly and Southerly by sand hills and the beach. Four acres, more or less, Great Meadow, so called, bounded Westerly by land of Joseph T. and Daniel Weare, Northerly by land of Henry N. Wade and possibly by land of others, Easterly by land of Elisha M. Lamprey, Southerly by land of Horace O. Mack.
Four acres, more or less, Spring marsh, bounded Easterly by Beach Pond, so called, Southerly by land of Heirs of Adna B. Lane; Westerly by the river and land of one named Beake; Northerly by land formerly of Joseph Dow.
An old Fish House located at Hampton Fish Houses, so called, near the beach and all right which we possess in the land on which it is located or around it, meaning to convey not only the Fish House but all rights which are attached to it.
Eldredge House, so called, being a one story dwelling house

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formerly owned by E. D. Eldridge, deceased, located near the sea shore east of the Beach Road and a little to the eastward of the residence of the said Jacob B. Leavitt, and all right which we possess in the land on which it is located and around it. Said property was conveyed to the late Amos T. Leavitt by deed of Henry W. Eldridge dated May 4th 1877. We also quit-claim all our interest in the following described tracts of land situated in said Hampton, being land set off by Jacob Carlisle, Charles M. Lamprey and Samuel W. Dearborn January 17th 1887 in payment of an execution against Eldredge A. Knowles: fourteen acres, more or less, bounded Northerly by land of Nathaniel S. Locke and land of Heirs of David Knowles; Easterly by Little River Road and land of said Heirs; Southerly by land which was set off to Marcus V. Coffin; Westerly by land of Heirs of Adna B. Lane. Also one and one half acres Tillage land bounded Northerly by land of Heirs of David Knowles, Easterly by Little River Road, Southerly by land of Eldredge A. Knowles, Westerly by land of James N. Brown; the northeast boundary of said tract commences at a stone in the wall marked B. which is the southeast corner of said Heirs of David Knowles land, and running from said stone on a line with said road eleven rods and eleven feet to a stake, thence from said stake in a westerly direction to said Brown land twenty rods and eight and one fourth feet to the dividing line between said Brown and Knowles land, thence to the south west corner of said Heirs of David Knowles land; thence from said corner in an Easterly direction to the starting point twenty rods and eight feet. Also one half acre known as Eel Ditch marsh land, bounded Westerly by the Eel Ditch so called, Northerly by land of S. H. Dumas, Easterly by land of Joseph J. Mace; Southerly by land of Jonathan M. Lamprey and others.

I, Amos T. Leavitt, Guardian of William E. Leavitt convey the right of said William E. by virtue of a license from the Court of Probate, in and for County of Rockingham N.H. holden at Exeter in said County on the 9th day of June 1900

To have and to hold the said granted premises with all the privileges and appurtenances to the same belonging to him the said Jacob B. Leavitt and his heirs and assigns, to him and their only proper use and benefit forever. And we the said grantors and our heirs, executors and administrators do hereby covenant, grant and agree, to and with the said Jacob B. Leavitt and his heirs and assigns, that until the delivery hereof we are the lawful owner of the said premises, and are seized and possessed hereof in our own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that we

and our heirs, executors and administrators, shall and will warrant and defend the same to the said Jacob B. Leavitt and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever, except those tracts taken by execution from E. A. Knowles.
And I, Agnes M. Leavitt wife of said Irwin E. Leavitt in consideration aforesaid, do hereby release my right of dower in the above mentioned premises.
And we Minnie P. Leavitt wife of said Amos T. Leavitt Sadie Louise Leavitt wife of Frank E. Leavitt, and Rebecca R. widow of the late Moses Leavitt in consideration aforesaid, do hereby release our right of dower in the above mentioned premises.
And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire passed July 4th 1851, entitled "an act to exempt the Homestead of Families from attachment and levy or sale on executions", or by any other Statute or Statutes of said State.
In witness whereof we have hereunto set our hands and seals this 24th day of April in the year of our Lord 1900.
Signed, sealed and delivered
in presence of us;

Lillian B. Roberts to L. L. L.
Nettie M. Godfrey
Francis R. Drake to
to R. R. L., I. T. L., A. M. L., L. W. L., E. E. L. and I. T. L. Guardian W. E. L.

Walter S. Pinkham } to M. P. L.
Harriet L. Holmes }

Lanie L. Cole
Rebecca R. Leavitt
Irwin E. Leavitt
Amos T. Leavitt
Agnes M. Leavitt
Chas W. Leavitt
Minnie P. Leavitt

Witnesses
K. D. Harger }
Mary M. Robbins }
Francis R. Drake

Frank E. Leavitt
Sadie Louise Leavitt
William E. Leavitt -
By Amos T. Leavitt, Guardian

State of New Hampshire, Rockingham ss. April 24th 1900.
Personally appeared the above named, Rebecca R. Leavitt, Irwin E. Leavitt, Agnes M. Leavitt, Lanie L. Cole and Charles W. Leavitt and acknowledged the foregoing instrument to be their voluntary act and deed. Before me - Francis R. Drake
Justice of the Peace.

Commonwealth of Massachusetts.
Norfolk ss. April 25th 1900. Personally appeared the above named Amos T. Leavitt and Minnie P. Leavitt and acknowledged the foregoing instrument to be their voluntary act and deed
Before me Walter S. Pinkham
Notary Public

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see also 765-097 and 765-100 same tracts more relatives

Commonwealth of Massachusetts, Essex, ss.

Be It Known that I, A. N. Frost, Clerk of the Superior Court for the County of Essex aforesaid, the same being a court of record, having by law a seal, do hereby certify that Samuel A. Campbell, Esquire, by whom the accompanying affidavit, proof or acknowledgment was taken, was, at the date thereof a Justice of the Peace, within and for said County, and residing in said County, duly commissioned and sworn and duly authorized by the laws of said Commonwealth to administer oaths and take and certify the acknowledgments and proofs of deeds or conveyances for lands, tenements, or hereditaments in said Commonwealth, and other instruments in writing to be recorded in said Commonwealth; that I am well acquainted with the hand writing of said Justice of the Peace, and verily believe that the signature to the foregoing certificate is genuine.

In testimony whereof, I hereunto set my hand and affix the seal of said Court, at Salem, in said County, on this 1st day of November in the year of our Lord one thousand nine hundred and twenty-two.

A. N. Frost. Clerk.

Received and Recorded - November 18 - 2:05 P M 1922.

John W. Greene Register

Deed Learnet to Learnet Del To H.C. Learnet by mail

Know All Men By These Presents

That We, Irvine C. Learnet, Charles W. Learnet, of Hampton County of Rockingham and State of New Hampshire and Omar T. Learnet of Wollaston in the Commonwealth of Massachusetts and Victoria C. Learnet of Garden City, State of Kansas in consideration of One Dollar and other valuable considerations to us paid by Frank C. Learnet of Hampton in the County of Rockingham and State of New Hampshire, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quit claim unto the said Frank C. Learnet, all our right, title and interest in the following parcels of land and buildings thereon.

1. A lot of land situated in said Hampton containing ten acres more or less of wood land, known as Bear Swamp, bounded Easterly by the Little River Road, so called, Southerly by land now or late of Omar N. Blake and land now or late of Joseph Perkins; Westerly by Frances Chase Wall, so called; and Northerly by land now or late of Irvine C. Learnet.

2. Four acres of land situated in said Hampton being meadow land bounded Northerly by the highway leading from Fine Corners to the Life Saving Station; Bounded Easterly by land now or late of B. F. Smart and others; Southerly by land formerly owned by Joseph Moses; Westerly by Ware Gate Stream, being all of that lot of land lying said road on the South Side now owned by the heirs of Jacob B. Learnet, Alvin Learnet or Etta M. Learnet and deed of the grantors in whose deed which is to be recorded herewith

3. Also five acres more or less of tillage and meadow land in said Hampton with the buildings thereon bounded Easterly by Common land; Southerly by the Highway leading from Fine Corners to the Life Saving Station; Westerly and Northerly by a ditch across the said ditch is the land now or late of William Learnet and land owned now or formerly of Warren F. Putnam, said bounded five acres out to the beach road, said Road being discontinued to enter the Beach Road, so called. Meaning to describe the former home place of the late Jacob B. Learnet.

4. Also twenty two acres more or less, tillage and pasture land including the so-called Hunter Green, Ox Pasture, Cow Pasture, Turnip Field,

Street Green and all buildings thereon situated in said Hampton and some other land bounded Easterly by the Beach Road; Southerly by the Back Road so called; Westerly by land now or formerly of Jacob B. Leavitt and heirs of Moses Leavitt and being now owned by Irving S. Leavitt and Northerly by Locke's Road.

5. Also three acres more or less of pasture land in said Hampton which before the Beach Road was built was included in said Ox Pasture and Cow Pasture, bounded Westerly by said Beach Road; Northerly, Easterly and Southerly by said Hill and the Beach. Except the Road across the same to the Plaice Cove.

6. Four acres more or less, situated in said Hampton being Great Meadow so called bounded Westerly by land now or formerly of Joseph T. and Daniel Weare; Northerly by land now or formerly of Henry M. Wade and partly by land of others; Easterly by land now or formerly of Elvira M. Lamprey; and Southerly by land now or formerly of Horace O. Wade.

7. Four acres more or less of spring marsh in said Hampton bounded Easterly by Beach Road so called; Southerly by land now or late of the heirs of Abner B. Lane; Westerly by the river and land of one named Black; Northerly by land formerly of Joseph Dow, being generally called Spring Marsh.

8. One old fish house located at Hampton Beach, so called near the beach and all rights which we possess in the land on which it stood or around it, meaning to convey not only the fish house but all rights which are attached to it.

9. The Eldredge House so called in said Hampton, being a one story shingled house formerly owned by C. D. Eldredge, deceased located near the sea, East of the Beach Road and a little to the Eastward of the residence of the late Jacob B. Leavitt, and all rights which we possess in the land on which it is located and around it; said property was conveyed to the late Amos T. Leavitt by deed of Henry W. Eldredge.

10. Also one and one half acres of tillage land in said Hampton bounded Northerly by land now or late of the heirs of David Knowles, Easterly by Little River Road, Southerly by land now or late of Eldredge J. Knowles; Westerly by land now or late of James N. Brown; and Northeasterly bound of said tract commences at a stone in the wall marked B. which is the Southeast corner of said heirs of David Knowles' land and running from said stone on a line with said road, 11 rods and 11 feet to a stake; thence from said stake in a Westerly direction to said Brown's land 20 rods and 8 1/4 feet to the dividing line between said Brown's and Knowles land; thence to the south west corner of said heirs of David Knowles; thence from said corner in an Easterly direction to the starting point, 20 rods and 8 feet.

11. Also one half acre more or less land in said Hampton known as Eel Ditch Marsh Land, bounded Westerly by the Eel Ditch so called, Northerly by land now or late of S. N. Dumas; Easterly by land now or late of Joseph J. Mace; Southerly by land now or late of Jonathan M. Lamprey and others.

12. Also two acres more or less of land in said Hampton in Great Lots so called, bounded Northerly by the New Road, so called leading from the Post Office to the Life Saving Station; Easterly by land now or late of Thomas Locke; Southerly by land now or late of Mary A. Watts; Westerly by land now or late of Louis S. Lamprey.

13. A house lot on Highland Avenue in said Hampton bounded Easterly by said Avenue; Southerly by land now or late of Marion L. Dearborn; Westerly by land now or late of D. F. Chase and Northerly by land now or late of Ruth S. Dearborn.

14. Also all our right title and interest in a lot of wood land in

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Said Hampton bounded as follows: Northerly by the Sea Road so called; Easterly by land now or late of Samuel Mace; Southerly by land now or late of John Elmer and others; and Westerly by land now or late of John Mace, containing 16 acres more or less. In tracing title of this lot we find recorded in Exeter Registry of Deeds, Book 575, Page 169. and is known as the First Pine Wood Land.

15. Also a Life House situated in said Hampton on the Road, a little to the east of the Hampton Life Saving Station formerly belonging to Jacob B. Learnit,

16. Also three acres more or less of Stump Land in North Hampton in said Rockingham County located in Hunter Shore, so called and bounded Southerly by land now or late of William C. Lane; Easterly by land now or late of Albert Johnson; Northerly by land now or late of Fred C. Perkins, and Westerly by land now or late of Ira Lane and Arthur and John Blake.

In tracing title of the Probate Estate of Jacob B. Learnit and Abbie Learnit in the Probate Office in Exeter, New Hampshire, also in the Rockingham County Registry of Deeds, Book 574, Pages 358, excepting from said deed, such portion as may have been sold since. Also see a deed in said Rockingham County Registry of Deeds, Book 720, Page 62.

To Have and to Hold the above released premises with the privileges and appurtenances thereto belonging to the said Frank C. Learnit and his heirs and assigns for their own use and behoof forever.

I, Agnes M. Learnit wife of said Irvin C. Learnit and I, Cornelia C. Learnit wife of the said William C. Learnit hereby release to the grantee her right of dower and homestead in the above granted premises and any other rights and interests therein.

In consideration whereof, we the said Irvin C. Learnit, Agnes M. Learnit his wife, Amos T. Learnit being unmarried, Charles W. Learnit being single, William C. Learnit and Cornelia Learnit his wife, hereunto set our hands and seals this 4th day of November 1922.

Witness to signatures

Ernest G. Cate to I.C.L. — Irvin C. Learnit — (L.S.)
Ernest G. Cate to A.M.L. — Agnes M. Learnit (L.S.)
Edward C. Crawshaw to A.T.L. — Amos T. Learnit — (L.S.)
Ernest G. Cate to C.W.L. — Charles W. Learnit — (L.S.)
J. S. McCombs to W.C.L. — William C. Learnit — (L.S.)
J. S. McCombs to C C.L. — Cornelia C. Learnit (L.S.)

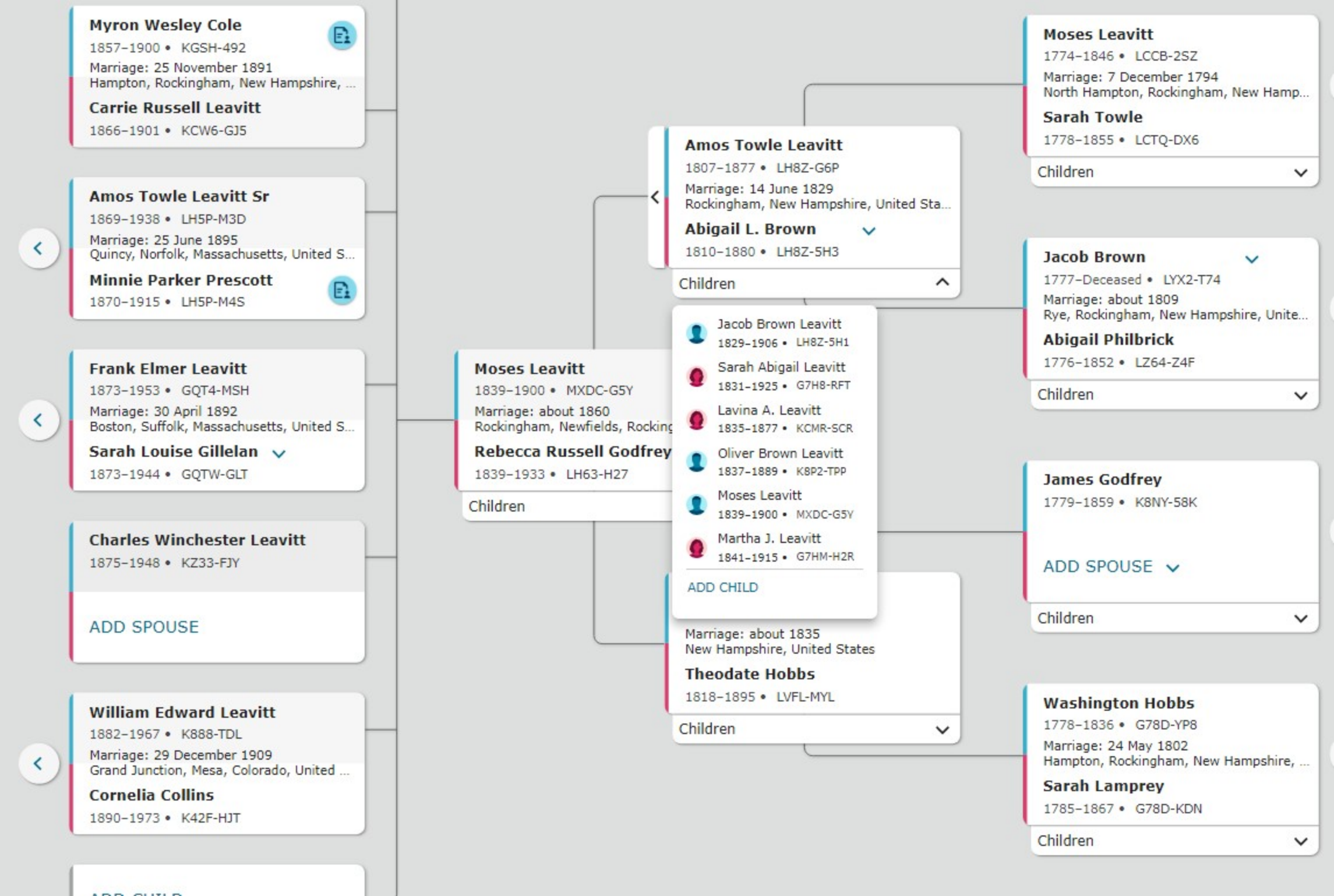
State of New Hampshire
Rockingham ss. Nov. 4. 1922.

Then personally appeared the above named Irvin C. Learnit, Agnes M. Learnit and Charles W. Learnit and acknowledged the execution of the foregoing instrument to be their free act and deed, said grantors being known to me.

Before me,
Ernest G. Cate
Notary Public (N.P. Seal)
My commission expires Jan 5, 1924

Commonwealth of Massachusetts
Essex ss. November 6, 1922.

Then personally appeared the above named Amos T. Learnit and acknowledged the execution of the foregoing instrument to be his free act and deed said grantor being known to me.


Myron Wesley Cole
1857–1900 • KGSH-492
Marriage: 25 November 1891
Hampton, Rockingham, New Hampshire, ...
Carrie Russell Leavitt
1866–1901 • KCW6-GJ5
Amos Towle Leavitt Sr
1869–1938 • LH5P-M3D
Marriage: 25 June 1895
Quincy, Norfolk, Massachusetts, United S...
Minnie Parker Prescott
1870–1915 • LH5P-M4S
Frank Elmer Leavitt
1873–1953 • GQT4-MSH
Marriage: 30 April 1892
Boston, Suffolk, Massachusetts, United S...
Sarah Louise Gillelan
1873–1944 • GQTW-GLT
Charles Winchester Leavitt
1875–1948 • KZ33-FJY
ADD SPOUSE
William Edward Leavitt
1882–1967 • K888-TDL
Marriage: 29 December 1909
Grand Junction, Mesa, Colorado, United ...
Cornelia Collins
1890–1973 • K42F-HJT
Moses Leavitt
1839–1900 • MXDC-G5Y
Marriage: about 1860
Rockingham, Newfields, Rocking
Rebecca Russell Godfrey
1839–1933 • LH63-H27
Children
Amos Towle Leavitt
1807–1877 • LH8Z-G6P
Marriage: 14 June 1829
Rockingham, New Hampshire, United Sta...
Abigail L. Brown
1810–1880 • LH8Z-5H3
Children
Jacob Brown Leavitt
1829–1906 • LH8Z-5H1
Sarah Abigail Leavitt
1831–1925 • G7H8-RFT
Lavina A. Leavitt
1835–1877 • KCMR-SCR
Oliver Brown Leavitt
1837–1889 • K8P2-TPP
Moses Leavitt
1839–1900 • MXDC-G5Y
Martha J. Leavitt
1841–1915 • G7HM-H2R
ADD CHILD
Marriage: about 1835
New Hampshire, United States
Theodate Hobbs
1818–1895 • LVFL-MYL
Children
Moses Leavitt
1774–1846 • LCCB-2SZ
Marriage: 7 December 1794
North Hampton, Rockingham, New Hamp...
Sarah Towle
1778–1855 • LCTQ-DX6
Children
Jacob Brown
1777–Deceased • LYX2-T74
Marriage: about 1809
Rye, Rockingham, New Hampshire, Unite...
Abigail Philbrick
1776–1852 • LZ64-Z4F
Children
James Godfrey
1779–1859 • K8NY-58K
ADD SPOUSE
Children
Washington Hobbs
1778–1836 • G78D-YP8
Marriage: 24 May 1802
Hampton, Rockingham, New Hampshire, ...
Sarah Lamprey
1785–1867 • G78D-KDN
Children

Edward Leavitt
1857–1880 • KZWL-M12

ADD SPOUSE

ADD SPOUSE

Etta M Leavitt
1864–1930 • LH63-DSG

ADD CHILD

Jacob Brown Leavitt
1829–1906 • LH8Z-5H1
Marriage: 30 November 1854
Hampton, Rockingham, New Hampshire, ...
Abigail Jewett
1830–1918 • KCLZ-7K3
Children

Amos Towle Leavitt
1807–1877 • LH8Z-G6P
Marriage: 14 June 1829
Rockingham, New Hampshire, United Sta...
Abigail L. Brown
1810–1880 • LH8Z-5H3
Children

Moses Leavitt
1774–1846 • LCCB-2SZ
Marriage: 7 December 1794
North Hampton, Rockingham, New Hamp...
Sarah Towle
1778–1855 • LCTQ-DX6
Children

Jacob Brown
1777–Deceased • LYX2-T74
Marriage: about 1809
Rye, Rockingham, New Hampshire, Unite...
Abigail Philbrick
1776–1852 • LZ64-Z4F
Children

Nathan Pearson Jewett
1804–1884 • K678-C5F
Marriage: 3 December 1827
Ipswich, Essex, Massachusetts, United St...
Lucy Spiller
1806–1887 • K88H-38Y
Children

Moses Jewett
1778–1849 • K6HR-P4M
Marriage: 23 March 1798
Ipswich, Essex, Massachusetts, United St...
Abigail Pearson
1780–1836 • KZZT-9R4
Children

Moses Spiller
1771–1853 • L5GQ-9VC
Marriage: 24 November 1793
Ipswich, Essex, Massachusetts, United St...
Annie Smith
1772–1846 • L5GQ-93C
Children

$12.10 rev.

Know all Men by these Presents,

473

THAT I, Frank E.Leavitt, of Hampton, in the County of Rockingham, and State of New Hampshire,

Leavitt to Biery et al

in consideration of one dollar and other valuable considerations to me paid by Frank J.Biery and Loretta V.Biery, both of North Providence, in the County of Providence and State of Rhode Island, as joint tenants with the right of survivorship and not as tenants in common

the receipt whereof I do hereof acknowledge, have given, granted, bargained, sold, and conveyed and do for myself and my heirs, by these presents, give, grant, bargain, sell, and convey unto the said Frank J.Biery and Loretta V.Biery, the or the survivor of heirs and assigns, forever, them

Del. to Grantee

A certain tract of tillage and meadow land with all the buildings thereon containing ing four and one half acres, more or less, situate in said Hampton, bounded and described as follows: Beginning at the Southwesterly corner of said tract at the Southeasterly corner of land of C.Curtis Field on the Northerly side of the highway leading from the Five Corners to the Life Saving Station and from thence running Northerly by said C. Curtis Field's land to the center of an old ditch between the land hereby conveyed and land belonging to the Estate of Irving Leavitt, thence running easterly by said ditch to the Back Road, so called at land of one Bushway, thence turning and running Southerly by said Bushway land to Common Land lying Northwest of the Ocean Boulevard, thence turning and running Westerly by a stone wall forty-one feet by said Common Land, thence turning and running Southerly by said Common Land and the Easterly side of a ledge to first mentioned highway, thence turning and running Westerly by said highway to land of C.Curtis Field and the bound begun at.

Being all of the land conveyed to me by George H.Bushway by his deed dated the 16th of May 1936 and recorded in Rockingham County Registry of Deeds, Book 915, Page 141, excepting a small parcel on the Westerly end thereof since that time conveyed by me to C.Curtis Field.

Subject to a mortgage to Leslie W.Leavitt dated September 1st, 1938 and recorded in said Records, Book 948, Page 136.

To Have and To Hold the aforesaid premises, with all the privileges and appurtenances thereto belonging, to the said Frank J.Biery and Loretta V.Biery, as joint tenants with the right or survivorship and not as tenants in common, to them and to the heirs and assigns, or the survivor of them and their only proper use and benefit forever. And we do covenant with the said grantees, the heirs and assigns or the survivor of them

~~To have and to hold the aforesaid premises with all the privileges and appurtenances thereunto belonging to the said grantee heirs and assigns, to use and behoof forever. And do covenant with the said grantee heirs and assigns~~ that I am lawfully seized in fee of the afore-described premises; that they are free of all incumbrances; except as above set forth /that I have good right to sell and convey the same to the said grantees in manner aforesaid; and that I and my heirs will warrant and defend the same premises to the said grantees, the or the survivor of them heirs, and assigns, forever, against the lawful claims and demands of all persons.

And I, Sarah G.Leavitt, wife of the said Frank E.Leavitt

in consideration aforesaid, do hereby relinquish my right of dower in the before mentioned premises.

And we, and each of us, hereby release our several rights of Homestead in said premises, under and by virtue of any law of this State.

In Witness whereof We *have hereunto set* our *hands and seals, this* 21st *day of* September *in the year of our Lord one thousand nine hundred and* forty-three.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Dean B.Merrill

Frank E.Leavitt (L.S.)

Sarah G.Leavitt (L.S.)

STATE OF NEW HAMPSHIRE, Rockingham, ss. September 21st 1943

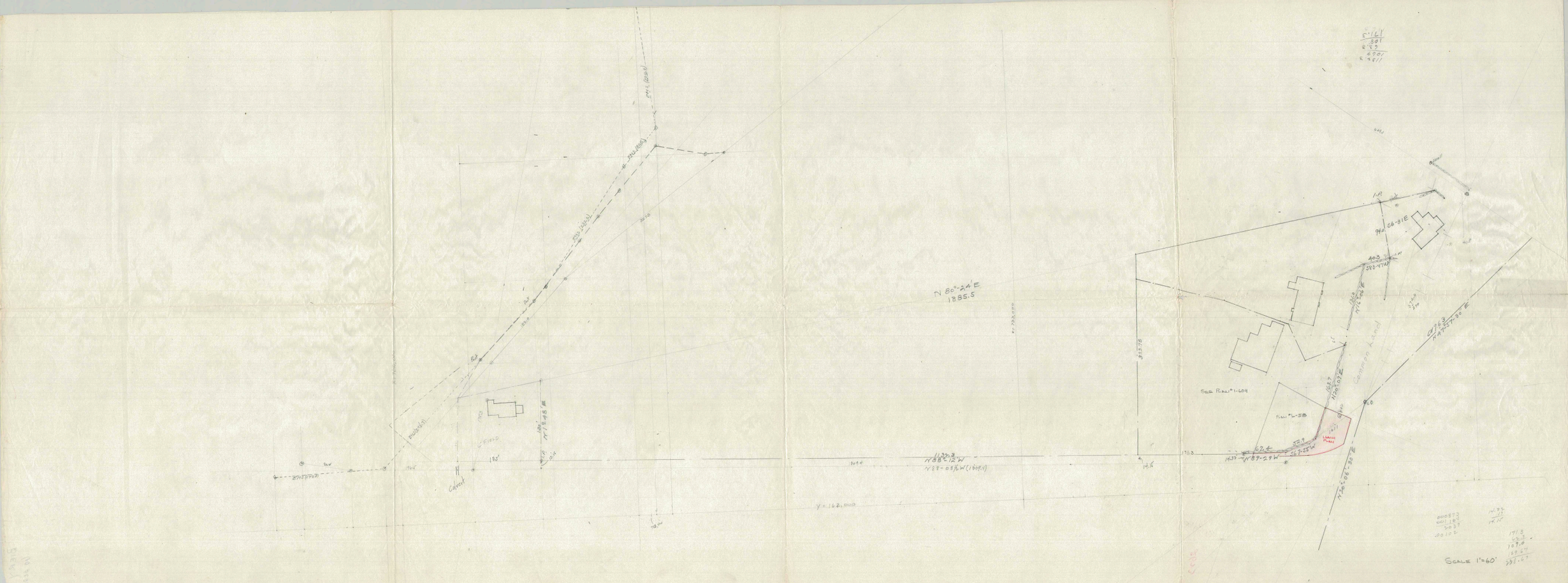
Then the above named Frank E.Leavitt and Sarah G.Leavitt personally appearing,

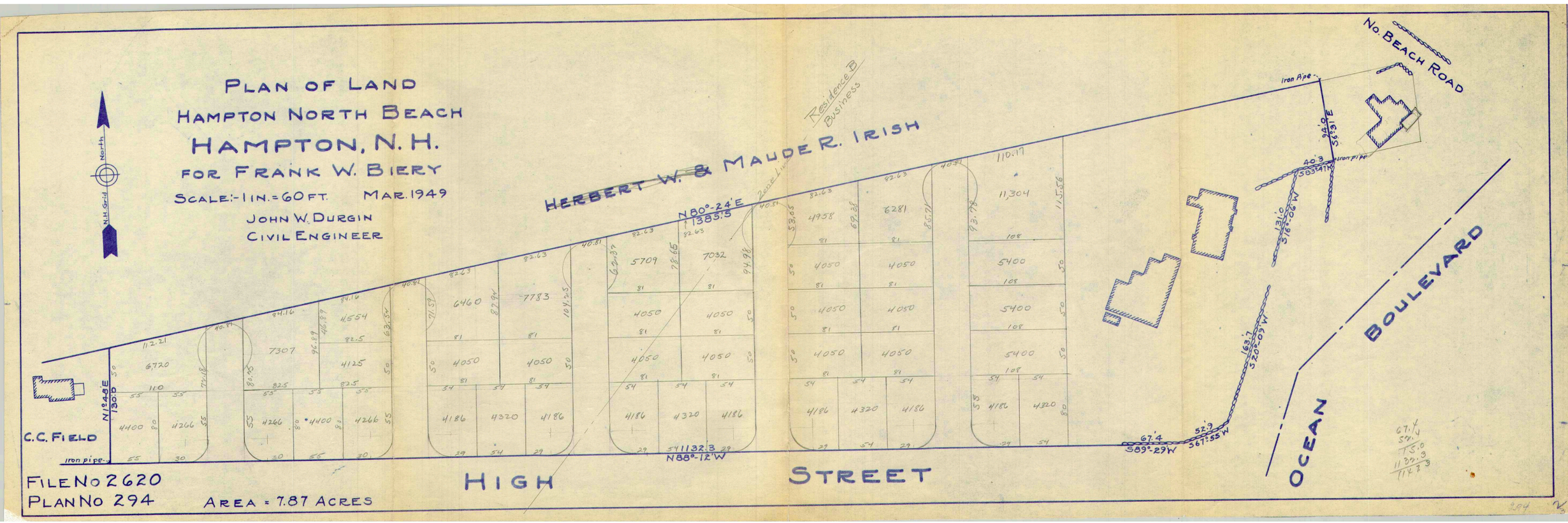
acknowledged the above instrument to be their free act and deed.

Before me,

.....Dean B.Merrill..... *Justice of the Peace.*

Received and recorded Sept.23,3P.M. 1943 ..... *Register.*


N 80°-24 E
1885.5
N 88°-12 W
N 87°-08 W (1807.4)
Y = 162,500
Common Land
See Plan No 1-604
Plan No L-58
Leased Portion
Scale 1"=60'


PLAN OF LAND
HAMPTON NORTH BEACH
HAMPTON, N.H.
FOR FRANK W. BIERY
SCALE:- 1 IN. = 60 FT. MAR. 1949
JOHN W. DURGIN
CIVIL ENGINEER
N.H. Grid North
HERBERT W. & MAUDE R. IRISH
Residence B Business
No. BEACH ROAD
OCEAN BOULEVARD
HIGH STREET
C.C. FIELD
Iron pipe
Iron Pipe
Iron Pipe
N 80°-24' E
1385.5
N 88°-12' W
S 89°-29' W
S 36°-55' W
S 20°-09' W
S 36°-31' E
S 83°-41' E
S 16°-26' W
FILE NO 2620
PLAN NO 294
AREA = 7.87 ACRES

1272 409

Revenue Stamps

Del.
J. W. Durgin

DEED OF WARRANTY

Frank J. Biery and Loretta V. Biery, both

of Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant to Walter L. Biery

of Hampton, Rockingham County, State of New Hampshire, with WARRANTY covenants, a certain tract of

(Description and incumbrances, if any)

land with buildings thereon situated in that part of the Town of Hampton known as Hampton Beach, County of Rockingham, and State of New Hampshire, and bounded and described as follows:

Beginning at a certain hub on the northerly sideline of High Street, so-called, and proceeding in 21-17 E for a distance of 121.2 feet to an iron pipe; thence turning and proceeding S 59-34 E for a distance of 86.9 feet to another point; thence turning and proceeding S 20-09 W for a distance of 51.8 feet to another point; thence turning and proceeding S 67-55 W for a distance of 52.9 feet; thence turning and proceeding S 89-29 W for a distance of 52.4 feet to the point of beginning.

Meaning and intending to convey a portion of the premises conveyed to the grantors by Warranty Deed of Frank E. Leavitt, dated September 21st, 1943, and recorded in Rockingham Records Book 1001, Page 473. Being the same premises described in a plan of land prepared by John W. Durgin, C. E., for Frank W. Biery, dated December, 1952, and marked File No. 2623, Plan No. L-58.

wife ~~husband~~ ~~of said Grantor release to said Grantee all right of~~ ~~dower~~ curtesy ~~homestead and other interest therein.~~

WITNESS our hands and seals this 15th day of January, 19 53

Witness:
Homan M. Merrill
(to Lot 49)

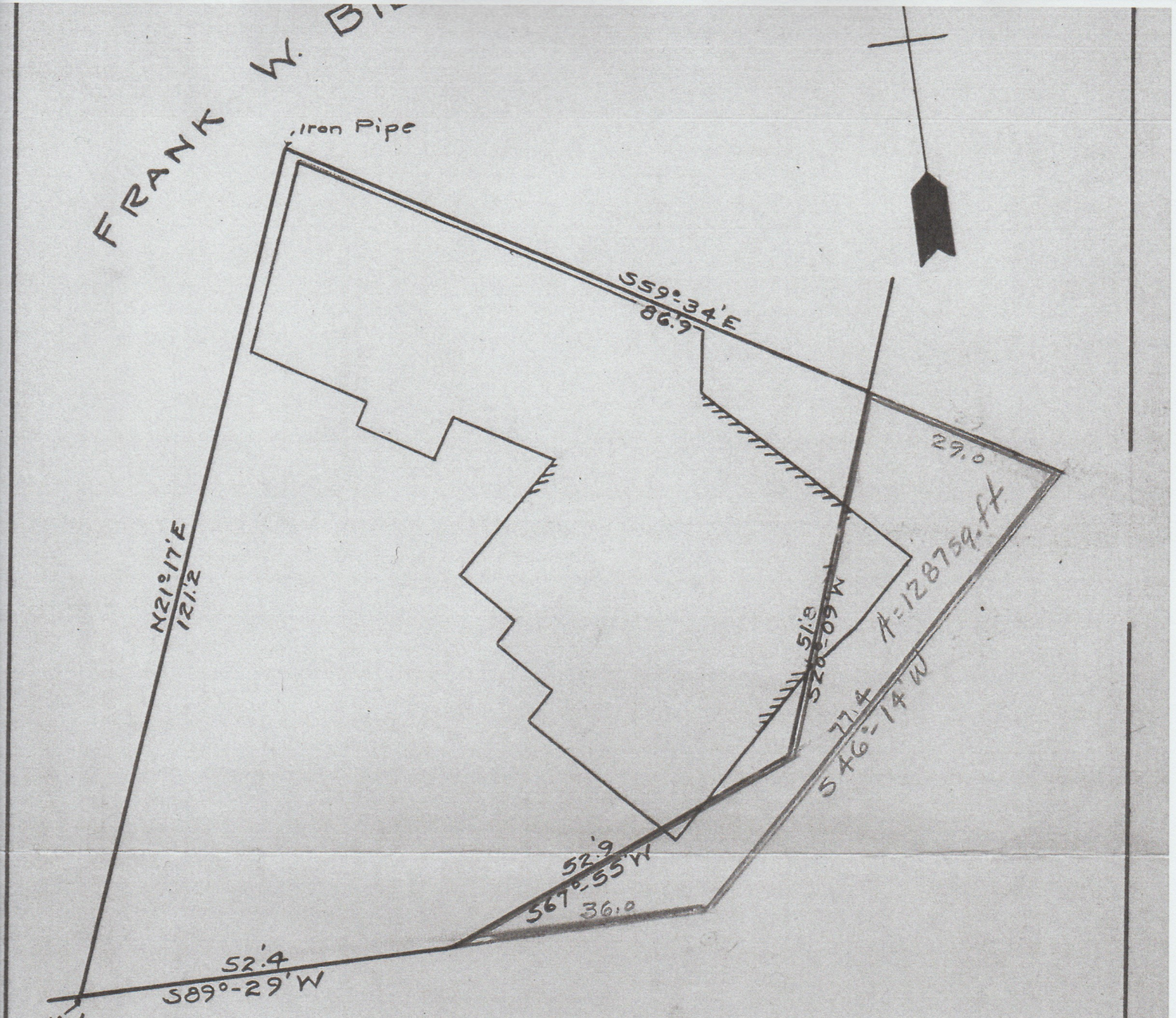
Frank W. Biery
Loretta V. Biery

STATE OF NEW HAMPSHIRE
Rockingham ss.

January 15, 1953

Frank J. Biery and Loretta V. Biery
Personally appeared and acknowledged the foregoing instrument to be voluntary act and deed. Before me,

Homan M. Merrill
Justice of the Peace.
~~Notary Public~~



PLAN OF LAND

HAMPTON BEACH, N.H.

FOR FRANK W. BIERY

SCALE: 1 IN. = 20 FT. DEC. 1952

REV. MAR. 1970

JOHN W. DURGIN

CIVIL ENGINEERS

THE STATE OF NEW HAMPSHIRE
JOHN W. DURGIN, JR. No. 1
REGISTERED LAND SURVEYOR

FILE NO. 2623

PLAN NO. L-58

MAY 20 1970

I WAS UNABLE TO LOCATE AN ORIGINAL (1952) VERSION OF THIS PLAN.
DISGREGARD THE PENCILLED ADDITIONS AND REVISION DATE FOR COMPARISON WITH RCRD 1272-409

1595 298

161

1595 298

Know all Men by These Presents:

THAT I, Walter F. Biery of Hampton, County of Rockingham, State of New Hampshire

for consideration paid,

grant to Fred J. Schaake of Hampton, County of Rockingham, State of New Hampshire and Sam F. Waterhouse of said Hampton

~~as joint tenants, with rights of survivorship~~
~~as joint tenants, with rights of survivorship~~ with warranty covenants,

A certain tract of land, with the buildings thereon, situate in that part of the Town of Hampton known as Hampton Beach, County of Rockingham, State of New Hampshire, and bounded and described as follows:

Beginning at a certain hub on the northerly sideline of High Street so-called and proceeding North 21° 17' east for a distance of one hundred twenty-one and 2/10 (121.2) feet to an iron pipe; thence turning and proceeding south 59° 34' east for a distance of eighty-six and 96/100 (86.96) feet to another point; thence turning and proceeding south 20° 9' west for a distance of fifty-one and eight tenths (51.8) feet to another point; thence turning and proceeding south 67° 55' west for a distance of fifty-two and 9/10 (52.9) feet thence turning and proceeding south 89° 29' west for a distance of fifty-two and 4/10 (52.4) feet to the point of beginning.

Being the same premises described in a Plan of Land prepared by John W. Durgin, C. E. for Frank W. Biery, dated December, 1952 and marked File No. 2623, Plan No. L-58.

Being the same premises conveyed to the grantor herein by deed of Frank J. and Loretta Biery, dated January 15, 1953 and recorded at the Rockingham County Registry of Deeds, volume 1272, page 409.

US Rev Stamps $28.60

161

1595 299

I, Eleanor K. Biery, wife of said Walter F. Biery , release to said grantee my rights of ~~curtesy and~~ dower and homestead and other interests in said premises

Witness our hands and seal s this 17th day of August , 1961

WITNESS:

Richard P. Dunfey

Walter F. Biery

Eleanor K Biery

STATE OF NEW HAMPSHIRE COUNTY OF Rockingham

On this the 17th day of August , 1961 , before me, ~~[illegible]~~ Richard P. Dunfey the undersigned officer, personally appeared Walter F. Biery and Eleanor K. Biery

known to me (or satisfactorily proven) to be the persons whose name s are subscribed to the within instrument and acknowledged that t hey executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Richard P. Dunfey

Justice of the Peace
~~Notary Public~~

Rec'd & recorded August 18, 5:00 P.M., 1961.

2231-1881

QUITCLAIM DEED

It, The Town of Hampton, a municipal corporation organized and existing under the laws of the State of New Hampshire, County of Rockingham and State of New Hamphsire, for consideration paid, grants to FRED J. SCHAAKE of 2 Burgundy Drive, Hampton, County of Rockingham, State of New Hampshire, with QUITCLAIM covenants, the following described premises:

A certain parcel of land on the northerly side of High Street, so-called, in said Hampton, County of Rockingham, State of New Hampshire, and being a portion of that tract shown on a plan of "Land in Hampton, N. H., on High Street near Ocean Blvd., Jan. 1972, Scale 1 in. = 20 ft." drawn by Chester A. Leach, C. E., to be recorded herewith, and being bounded and described as follows:

Beginning at a point at the northerly corner of the premises herein said point being at the intersection of other land of the Grantee herein and land of Bosworth and land of the Town of Hampton; thence running SOUTH 66° 21' EAST a distance of 45.9 feet by said land of the Town of Hampton to a point; thence turning and running SOUTH 21° 39' WEST a distance of 40.5 feet to a point; thence turning and running southwesterly along the arc of a circle having a radius of 109.8 feet a distance of 61.7 feet to a point on said High Street, said point being SOUTH 73° 18' WEST a distance of 60.9 feet from the prior point; thence turning and running SOUTH 89° 24' WEST along said High Street a distance of 89.8 feet to a point; thence turning and running NORTH 21° 17' EAST a distance of 5.8 feet to a point at the intersection of land of said Bosworth and said other land of the Grantee herein; thence turning and running along said other land of the Grantee herein NORTH 89° 29' EAST a distance of 52.4 feet to a point; thence turning and running along said other land of the Grantee herein NORTH 67° 55' EAST a distance of 52.9 feet to a point; thence turning and running along said other land of the Grantee herein NORTH 20° 09' EAST a distance of 51.8 feet to the point of beginning.

The above description may include a portion of the public highway and/or sidewalk, and it is, therefore, understood and agreed that no covenants or representations of any kind are made as to the title of this portion of the above-described premises.

The Grantee, for himself, and for his heirs, executors, administrators and assigns, covenants and agrees that he will maintain such portion of the public sidewalk as may be conveyed hereunder in the same manner and condition as public sidewalks are generally maintained in said Hampton, and in accordance with all standards imposed by said Hampton or The State of New Hampshire concerning such sidewalks.

The Town of Hampton was authorized to sell the premises herein by vote at its Town Meeting of March 10th, 1970.

DEC 31 1 47 PM '74
REC'D ROCKINGHAM COUNTY REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
R.S.A. 78-B
08.10
DEC 31 '74
RS. 10618

04447

WITNESS its hand and seal this 30th. day of September, 1974.

Witness:

THE TOWN OF HAMPTON

By Helen W. Hayden
Helen W. Hayden

Clifford Eastman, Sr.
Clifford Eastman, Sr.

Robert V. Lessard
Robert V. Lessard

Ashton J. Norton
Ashton J. Norton

James F. Fallon
James F. Fallon
ITS SELECTMEN

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

Personally appeared Helen W. Hayden, Clifford Eastman, Sr., Robert V. Lessard, ashton J. Norton and James F. Fallon, Selectmen for the Town of Hampton, and acknowledged the foregoing instrument to be their voluntary act and deed, and the voluntary act and deed of The Town of Hampton.

Before me,

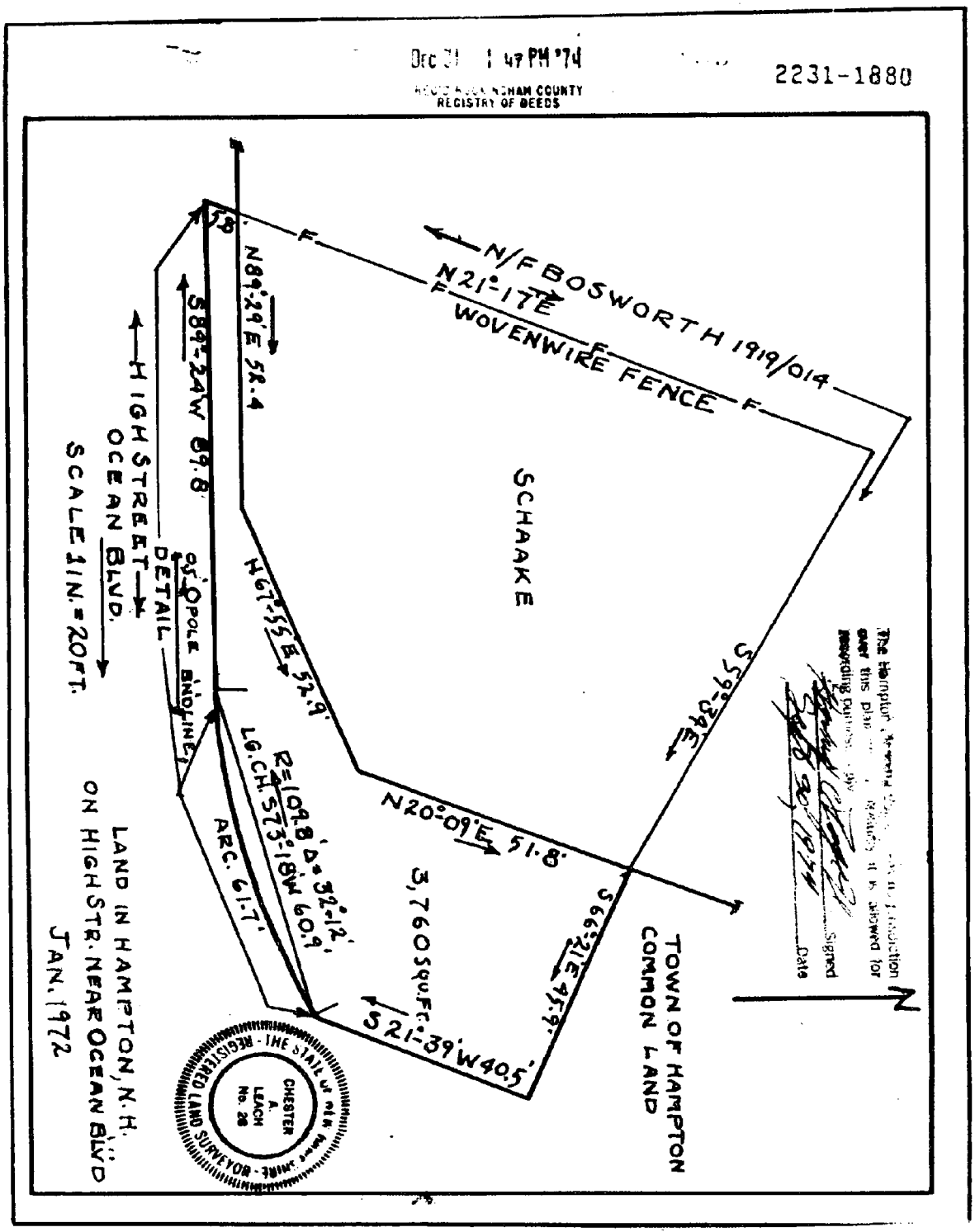
September 30, 1974

Justice of the Peace

Dec 31 1 47 PM '74

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

2231-1880



0 10 20 30 40 50 60 70 80 90 100

SCALE IN FEET

1:20

QUITCLAIM DEED

'76 JUN-7 AM 9:28 REC'D ROCKINGHAM COUNTY REGISTRY OF DEEDS 11905

2258-0916

We, FRED J. SCHAAKE and SAM F. WATERHOUSE,

of Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant to BARN REALTY, INC., a corporation organized and existing under the laws of the State of New Hampshire,

North Shore Boulevard (Street Address)

of Hampton (Town or City), Rockingham County, State of New Hampshire, with QUITCLAIM covenants, the following described premises:

(Description of land or interest therein being conveyed: incumbrances, exceptions, reservations, if any)

A certain tract of land, with the buildings thereon, situate in that part of the Town of Hampton known as Hampton Beach, County of Rockingham, State of New Hampshire, and bounded and described as follows:

Beginning at a certain hub on the northerly sideline of High Street, so-called, and proceeding North 21° 17' East for a distance of one hundred twenty-one and 2/10 (121.2) feet to an iron pipe; thence turning and proceeding South 59° 34' East for a distance of eighty-six and 96/100 (86.96) feet to another point; thence turning and proceeding South 20° 9' West for a distance of fifty-one and 8/10 (51.8) feet to another point; thence turning and proceeding South 67° 55' West for a distance of fifty-two and 9/10 (52.9) feet thence turning and proceeding South 89° 29' West for a distance of fifty-two and 4/10 (52.4) feet to the point of beginning.

Being the same premises described in a Plan of Land prepared by John W. Durgin, C.E., for Frank W. Biery, dated December, 1952 and marked File No. 2623, Plan No. L-58.

Being the same premises conveyed to the Grantors by deed of Walter F. Biery dated August 17, 1961 and recorded in Book 1595, Page 298 of the Rockingham Records.

This is not homestead property.

052212 STATE OF NEW HAMPSHIRE TAX ON TRANSFER OF REAL PROPERTY STATE TAX COMMISSION JUN-7'76 $18.75

~~wife~~ husband

~~of Hampton, Rockingham County, State of New Hampshire~~

WITNESS our hands and seals this 1st day of ~~May~~ June, 1976.

Witness:
Cecile M. French

Fred J. Schaake
Sam F. Waterhouse

STATE OF NEW HAMPSHIRE
Rockingham, ss.

June 4, 1976

Fred J. Schaake and Sam F. Waterhouse personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

Fred L. Jones Jr.
~~Justice of the Peace~~
~~Notary Public~~
Notary Public

My Commission Expires June 13, 1978

NOTARY PUBLIC

QUITCLAIM DEED

I, FRED J. SCHAAKE 2258-0917

'76 JUN-7 AM 9:29 11906
REC'D ROCKINGHAM COUNTY REGISTRY OF DEEDS

of Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant to BARN REALTY, INC., a corporation organized and existing under the laws of the State of New Hampshire, North Shore Boulevard (Street Address), Hampton (Town or City), Rockingham County, State of New Hampshire 03842, with QUITCLAIM covenants, the following described premises:

(Description of land or interest therein being conveyed; incumbrances, exceptions, reservations, if any)

A certain parcel of land on the northerly side of High Street, so-called, in said Hampton, County of Rockingham, State of New Hampshire, and being a portion of that tract shown on a plan of "Land in Hampton, N. H., on High Street near Ocean Blvd., Jan. 1972, Scale 1 in. = 20 ft." drawn by Chester A. Leach, C.E., recorded in Rockingham Registry of Deeds, and being bounded and described as follows:

Beginning at a point at the northerly corner of the premises herein, said point being at the intersection of other land of the Grantor and land of Bosworth and land of the Town of Hampton; thence running SOUTH 66° 21' EAST a distance of 45.9 feet by said land of the Town of Hampton to a point; thence turning and running SOUTH 21° 39' WEST a distance of 40.5 feet to a point; thence turning and running southwesterly along the arc of a circle having a radius of 109.8 feet a distance of 61.7 feet to a point on said High Street, said point being SOUTH 73° 18' WEST a distance of 60.9 feet from the prior point; thence turning and running SOUTH 89° 24' WEST along said High Street a distance of 89.8 feet to a point; thence turning and running NORTH 21° 17' EAST a distance of 5.8 feet to a point at the intersection of land of said Bosworth and said other land of the Grantee herein; thence turning and running along said other land of the Grantor herein NORTH 89° 29' EAST a distance of 52.4 feet to a point; thence turning and running along said other land of the Grantor NORTH 67° 55' EAST a distance of 52.9 feet to a point; thence turning and running along said other land of the Grantor herein NORTH 20° 09' EAST a distance of 51.8 feet to the point of beginning.

Said premises are subject to restrictions as contained in deed from The Town of Hampton to Fred J. Schaake, Sept. 30, 1974 and recorded in said Registry, Book 2231, Page 1881.

Being the same premises conveyed to the Grantor by deed of the Town of Hampton dated September 30, 1974 and recorded in Book 2231, Page 1881 of said Rockingham Registry.

~~wife's husband~~ ~~of said Grantor, or her or his rights of~~

This is not homestead property.

~~and other rights~~

WITNESS my hand and seal this 1st day of ~~May~~ June, 19 76.

Witness:

Cecelia M. French

Fred J. Schaake

Fred J Schaake

STATE OF NEW HAMPSHIRE
Rockingham, ss.

Fred J. Schaake

Personally appeared and acknowledged the foregoing instrument to be his voluntary act and deed.

~~May~~ June 1, 1976

Before me,

Cecelia M. French

Justice of the Peace
~~Notary Public~~

052213 STATE OF NEW HAMPSHIRE TAX ON TRANSFER OF REAL PROPERTY STATE TAX COMMISSION JUN-7'76 $18.75

2258-0918

BARN REALTY, INC.

SPECIAL MEETING OF THE BOARD OF DIRECTORS

May 28, 1976

A Special Meeting of the Board of Directors of Barn Realty, Inc. was held at the principal office of the corporation at Hampton, New Hampshire, on Friday, May 28, 1976. Notice of said meeting was waived in writing by all directors.

There were present Sam F. Waterhouse, Fred J. Schaake and Jeremiah W. Doyle, 3rd., being all of the directors. Sam F. Waterhouse presided over the meeting and Sam F. Waterhouse, as Clerk, kept the minutes of the meeting.

The following votes were unanimously adopted:

Upon motion duly made and seconded, it was

VOTED: That the corporation purchase real estate at Ocean Boulevard and High Street, Hampton Beach, New Hampshire.

VOTED: That the corporation borrow $100,000.00 from the Exeter Co-Operative Bank, Exeter, New Hampshire, and secure said loan with a first mortgage on the real estate at Ocean Boulevard and High Street, Hampton Beach, New Hampshire, and that Sam F. Waterhouse, President and/or Fred J. Schaake, Treasurer, be and hereby are authorized to negotiate the terms of said loan, and to sign, acknowledge and deliver the mortgage on said real estate to the Exeter Co-Operative Bank, Exeter, New Hampshire, and to do all things required to negotiate and complete said loan and mortgage arrangement.

There being no further business to come before the meeting, upon motion duly made and seconded, it was

VOTED: To adjourn.

Adjourned.

A true record.

Attest:

BARN REALTY, INC.

REALTY, INC. INCORPORATED '68

LEGIBILITY POOR

Consideration less than one hundred dollars. 2259-1753

Barn Realty, Inc. EASEMENT DEED High St., Hampton, N. H.

'76 JUN 24 P 12:14 13833
RECD ROCKINGHAM COUNTY REGISTRY OF DEEDS

Barn Realty Inc, Husband/Wife of Hampton N.H.
in the County of Rockingham, and the State of New Hampshire, for consideration paid, grant to Exeter & Hampton Electric Company, a New Hampshire corporation with a principal place of business in Exeter, in said County and State, its successors, assigns, lessees, licensees and permittees with QUITCLAIM covenants, the perpetual right and easement to build, maintain and operate and at its pleasure to remove, replace or substitute lines of poles with crossarms, wires and other appurtenances for the transmission of electric energy and intelligence including the necessary guys, over and across land of the Grantors located on High St + Ocean Blvd. together with wires leading to and from said poles or from poles or structures located on lands adjacent thereto, in the location described as follows:

One pole and Anchor to supply 3 ϕ service.

the exact location of the lines to be made definite by the erection thereof.

There is hereby conveyed the right to trim and remove from the premises of the Grantors such trees and other growth as in the judgment of the Grantee may interfere with or endanger the line or the operation thereof, all wood and timber to remain the property of the Grantors.

The Grantor covenants and agrees that if any poles or wires or associated equipment installed in pursuance of this conveyance are required to be removed in connection with the layout or acceptance of streets or highways, the Grantor will reimburse the Grantee for all of its costs incurred in connection therewith.

There is further conveyed the right at any and all reasonable time to enter upon said land of the Grantors or their successors in interest in order to accomplish the purposes hereinabove set forth.

We, the aforesaid Grantors, do hereby waive and relinquish all rights of dower, curtesy and homestead and any other interests therein.

WITNESS the hands and seals of the Grantors this 14th day of June 19 76.

Witness:

Gertrude B Leoutsakos
Gertrude B. Leoutsakos

Barn Realty Inc
Barn Realty Inc.
by F J Schaake Treas
F. J. Schaake, Treas.

The State of New Hampshire
Rockingham ss.

On this the 14th day of June, 1976, before me, the undersigned officer, personally appeared F.J. Schaake Treas known to me to be the persons whose names is/are subscribed to the within instrument and acknowledged that he/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Gertrude B Leoutsakos
Notary Public

120370
M-65

PAGE 1 OF 55 (THE REST NOT PRINTED)

2590 0298

12204

Mar 11 11 55 AM '86

Rockingham County
Registry of Deeds

BARN REALTY CONDOMINIUM

OCEAN BOULEVARD

HAMPTON, NEW HAMPSHIRE

Mar 11 11:50 AM '86 12203

ENGINEERS
SURVEYORS
DESIGNERS

JOHN W. DURGIN ASSOCIATES, INC.

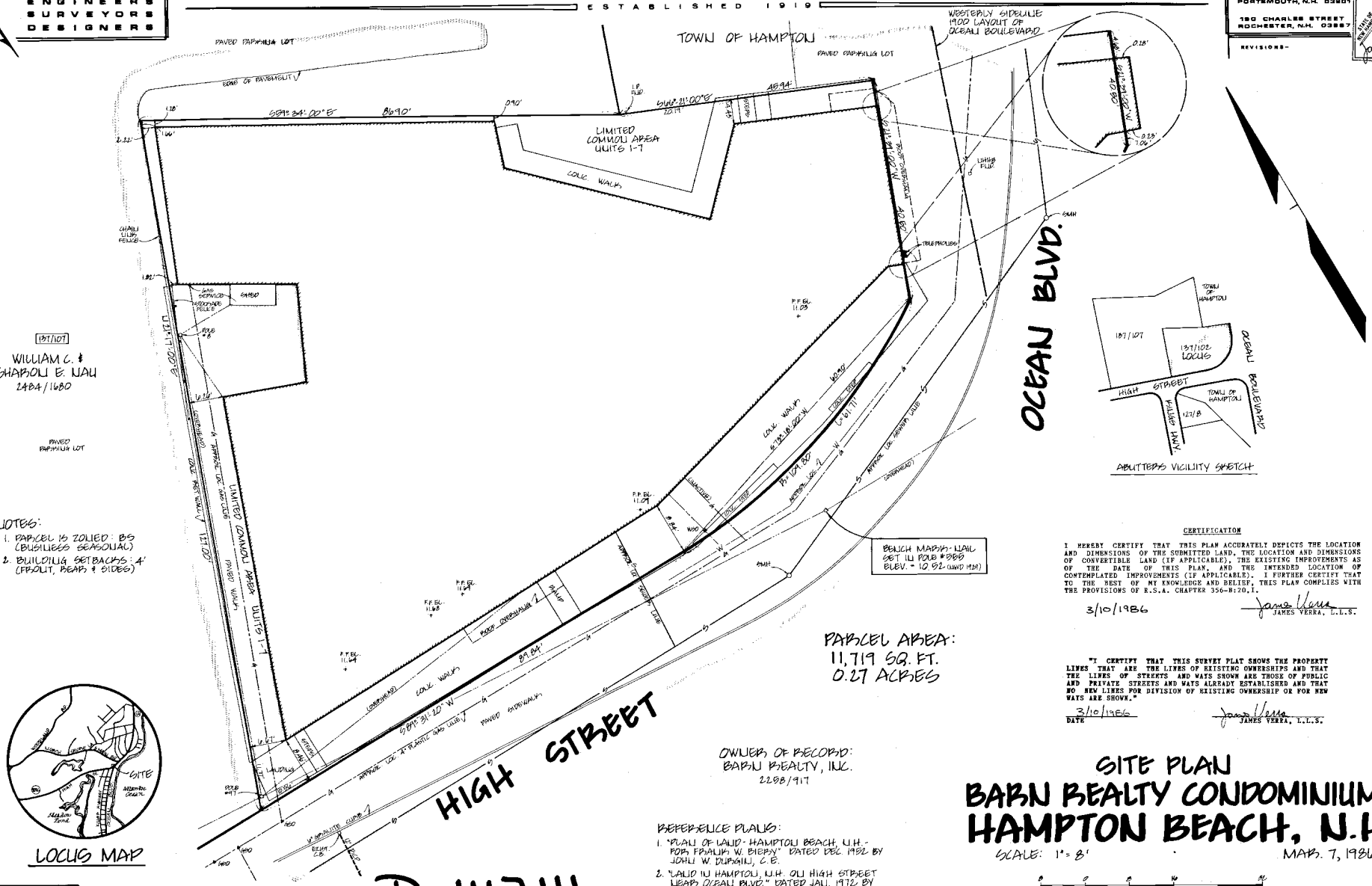
ESTABLISHED 1919

800 GREENLAND ROAD
PORTSMOUTH, N.H. 03801

130 CHARLES STREET
ROCHESTER, N.H. 03867

NO. 625 JAMES VERRA
STATE OF NEW HAMPSHIRE — LAND SURVEYOR
James Verra
SIGNATURE

REVISIONS-


TOWN OF HAMPTON
PAVED PARKING LOT
EDGE OF PAVEMENT
WIDESPREAD SIDEWALK 1902 LAYOUT OF OCEAN BOULEVARD
S89° 34' 00" E 80.90'
LIMITED COMMON AREA UNITS 1-7
CONC. WALK
S00° 21' 00" E 20.19'
46.94'
N 89° 34' 00" W 40.00'
N 00° 26' 00" E 40.00'
0.18'
0.33'
1.06'
CHAIN LINK FENCE
GAS SERVICE
GAZEBO
BOLLARD
UNITS 1-7
UNITS 1-8
PAVED WALK
LANDSCAPED AREA
PAVED PARKING LOT
LIMITED COMMON AREA UNITS 1-7
CONC. WALK
PAVED WALK
PAVED SIDEWALK
PAVED PARKING LOT
PAVED PARKING LOT
PAVED PARKING LOT

ENGINEERS
SURVEYORS
DESIGNERS

JOHN W. DURGIN ASSOCIATES, INC.

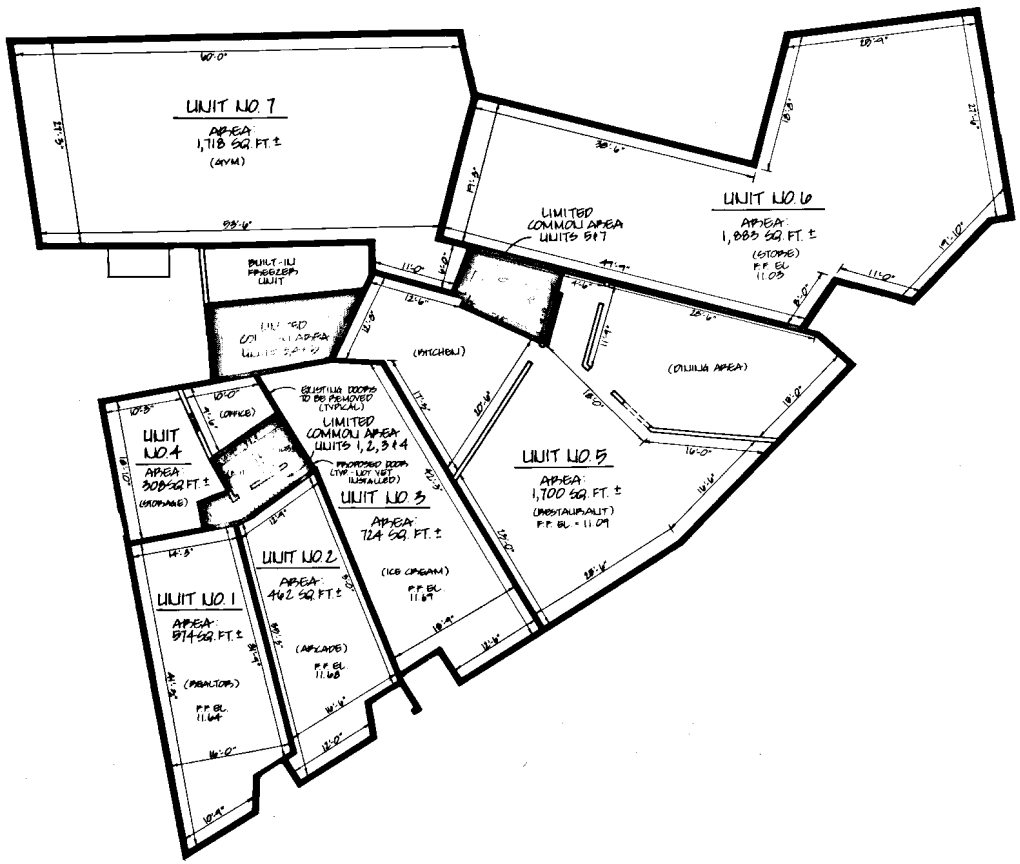
ESTABLISHED 1919

500 GREENLAND ROAD
PORTSMOUTH, N.H. 03801

150 CHARLES STREET
ROCHESTER, N.H. 03867

REVISIONS-

ROBERT G. DURGIN No. 1668 REGISTERED PROFESSIONAL ENGINEER — THE STATE OF NEW HAMPSHIRE



I HEREBY CERTIFY THAT THESE PLANS DEPICT THE AS-BUILT DIMENSIONS OF THE UNITS. THAT THEY ARE SUBSTANTIALLY COMPLETE AND THE FLOOR PLAN COMPLIES WITH THE PROVISIONS OF R.S.A. CHAPTER 356-B:20,II.

ROBERT G. DURGIN, P.E., L.L.S.

FLOOR PLANS
BARN REALTY CONDOMINIUMS
HAMPTON BEACH, N.H.

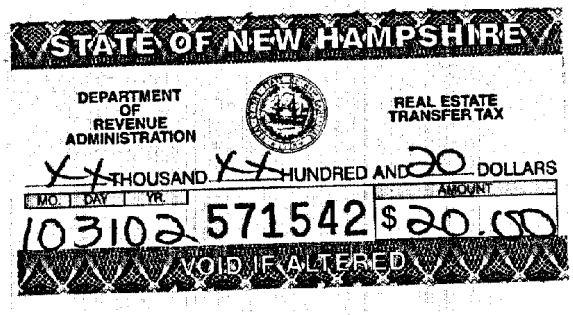
SCALE: 1/8" = 1'

MAR. 7, 1986

F.B. NO.
FILE NO. 2023
PLAN NO. A-578

D-14714

Sheet 2 of 2



2002 OCT 31 AM 10:59
097489
ROCKINGHAM COUNTY REGISTRY OF DEEDS

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the **TOWN OF HAMPTON,** a New Hampshire Municipal Corporation, with a principal place of business at 100 Winnacunnet Road, Hampton, County of Rockingham and State of New Hampshire, for consideration received, grants to **BARN REALTY, INC.,** with an address of P.O. Box 232, Hampton, County of Rockingham and State of New Hampshire, *WITH QUITCLAIM COVENANTS,* the following described premises.

A parcel of land situated in the Town of Hampton, County of Rockingham and State of New Hampshire, and depicted on a plan recorded at the Rockingham County Registry of Deeds as Plan #D-14714, and beginning at a point at the Northeasterly corner of land of the Grantee, thence along a line which has a course of S 66° 21' 00" E for a distance of approximately 24 feet to a 6" granite curb shown as a double line on said Plan; thence turning and running Southwesterly following said 6" granite curb to a point that is identified on the above Plan as "Exist. C.B." and located in said curb adjacent to the "paved sidewalk" shown on said Plan; thence turning and running Northwest on a diagonal line for a distance of approximately 14 feet to the Southwesterly corner of land of the Grantee; thence turning and running N 89° 31' 20" W, a distance of 89.84 feet along land of the Grantee to a point; thence turning and running along a curve to the left having a radius of 109.80 feet, a distance of 61.71 feet along land of the Grantee to a point; thence turning and running N 21° 39' 00" W, a distance of 40.50 feet along land of the Grantee to the point of beginning.

Excepting herefrom any land owned by the State of New Hampshire.

Also excepting and reserving to Grantor and its Franchisees the right and easement to maintain, repair, and replace any utility lines or manholes or other utility apparatus which may be within the land conveyed herein.

Meaning and intending to convey the above sidewalk area such as is owned by the Grantor, along the southern and easterly sides of the Grantee's land and along the 6" granite curb depicted as a double line on the above Plan.

Signed this 21 day of October, 2002.

TOWN OF HAMPTON,
By its Selectmen

By: _____
Selectman

By: _____
Selectman

By: _____
Selectman

By: _____
Selectman

By: _____
Selectman

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

Dated: October 21, 2002

Personally appeared the above named James Workman, known to me or satisfactorily proven to be a Selectman of the Town of Hampton and being so authorized executed the within and acknowledged same to be his/her free act and deed on behalf of the Town.

Before me,

_____
Notary Public/~~Justice of the Peace~~
Name: Karen M. Anderson
My Commission Expires: 4-17-07

KAREN M. ANDERSON NOTARY PUBLIC NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

Dated: October 21, 2002

Personally appeared the above named Brian C. Warburton known to me or satisfactorily proven to be a Selectman of the Town of Hampton and being so authorized executed the within and acknowledged same to be his/her free act and deed on behalf of the Town.

Before me,

_____
Notary Public/~~Justice of the Peace~~
Name: Karen M. Anderson
My Commission Expires: 4-17-07

KAREN M. ANDERSON NOTARY PUBLIC NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

Dated: October 21, 2002

Personally appeared the above named Virginia B. Bridle, known to me or satisfactorily proven to be a Selectman of the Town of Hampton and being so authorized executed the within and acknowledged same to be his/her free act and deed on behalf of the Town.

Before me,

Karen M Anderson
Notary Public/~~Justice of the Peace~~
Name: Karen M. Anderson
My Commission Expires: 4-17-0

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

Dated: _____, 2002

Personally appeared the above named _____, known to me or satisfactorily proven to be a Selectman of the Town of Hampton and being so authorized executed the within and acknowledged same to be his/her free act and deed on behalf of the Town.

Before me,

_____
Notary Public/Justice of the Peace
Name:
My Commission Expires:

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

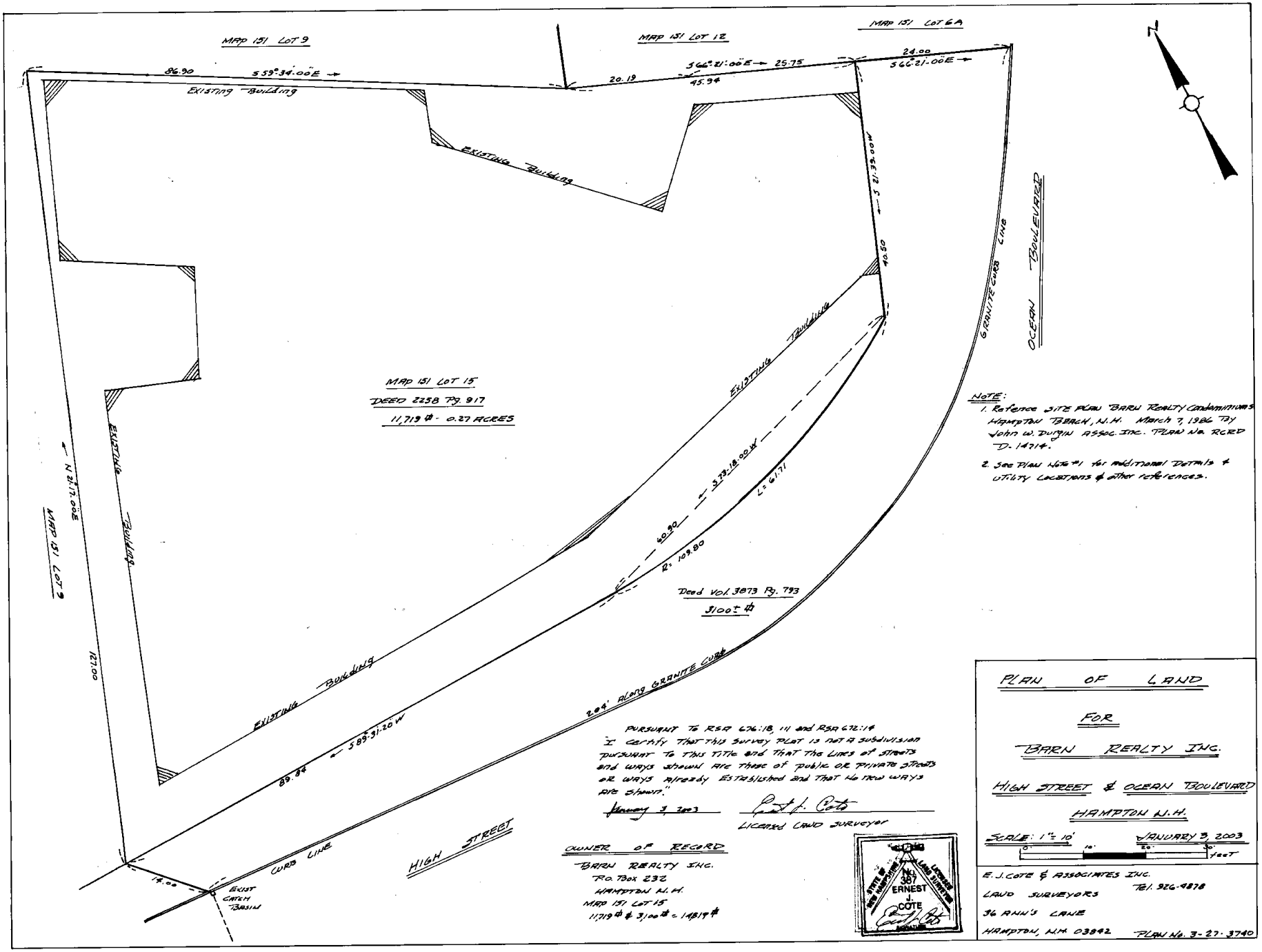
Dated: _____, 2002

Personally appeared the above named _____, known to me or satisfactorily proven to be a Selectman of the Town of Hampton and being so authorized executed the within and acknowledged same to be his/her free act and deed on behalf of the Town.

Before me,

_____
Notary Public/Justice of the Peace
Name:
My Commission Expires:

2003 JAN -8 PM 2:11 002551



NOTE:
1. Reference Site Plan "Barn Realty Condominiums Hampton Beach, N.H. March 7, 1986 by John W. Durgin Assoc. Inc. Plan No. RCRD D. 14214.
2. See Plan Note #1 for additional Details & Utility Locations & other references.

PURSUANT TO RSA 676:18, III and RSA 672:14
I Certify That this Survey Plot is not a Subdivision pursuant to this Title and that the Lines of Streets and Ways shown are those of public or private streets or ways already established and that no new ways are shown."

January 3, 2003

Licensed Land Surveyor

OWNER OF RECORD
BARN REALTY INC.
P.O. Box 232
HAMPTON N.H.
MAP 151 LOT 15
11,719 ± & 3100 ± = 14819 ±

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR
NO. 387
ERNEST J. COTE

PLAN OF LAND
FOR
BARN REALTY INC.
HIGH STREET & OCEAN BOULEVARD
HAMPTON N.H.

SCALE: 1" = 10' JANUARY 3, 2003

0 10 20 30 Feet

E.J. COTE & ASSOCIATES INC.
LAND SURVEYORS
36 ANN'S LANE
HAMPTON, N.H. 03842
TEL: 926-9878

PLAN No. 3-27-3740

C-30372